







53A Avenue Road, Cumberland Park

The Potential Is Here, the Vision Is Yours

"UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE"

For buyers with an eye for potential this circa 1957 home presents an opportunity to renovate, reimagine and create something of their own. Retaining its traditional brick facade and single storey design, the home offers a starting point for those looking to move beyond the existing interiors and put their own ideas into practice.

Inside, the layout is practical with a central bathroom, functional kitchen and a third bedroom set apart from the main living areas which could be used as a study, sleepout or private retreat depending on your needs.

Out the back, established gardens a neat lawn and a covered pergola draped in greenery create a relaxed, leafy setting. It's a lovely spot to unwind, enjoy time with family or catch up with friends with the garden already offering plenty of established charm.

Set in the sought after suburb of Cumberland Park the home is conveniently located near Cumberland Park Shopping Centre, Castle Plaza and Mitcham Square along with the cafes and shops along

3 1 1

FOR SALE
($1,150,000)

VIEW
Sat 21st Nov @ 11:00AM - 11:30AM

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Unley and Goodwood Roads. Public transport provides access to the Adelaide CBD, while Clarence Gardens Kindergarten, Westbourne Park Primary School and Unley High School are also nearby.

For buyers looking for a renovation project this is a chance to work with an established home make improvements over time and create a space that feels distinctly their own.

($1,150,000)

CT: Volume 5662 Folio 489
Council: City of Mitcham
Council Rates: $2,423.10 per annum (approx.)
Water Rates: $254.78 per quarter (approx.)
Land Size: 700 square metres (approx.)
Year Built: 1957 (approx.)

To register interest, copy and paste the below link into your browser:
https://buy.realtair.com/properties/310124

RLA 275279

MORE DETAILS

Property ID	61V7FDJ
Property Type	House
House Size	131 m2
Land Area	700 m2

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131m²	93m²	20m²	16m²	2m²
TOTAL	Living	Pergola	Garage	Porch

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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LJ Hooker