



## Evandale, 12 Llandower Avenue

### Evolving Evandale Gem

Auction Location: on site

It's rare to find spare land combined with a sandstone fronted, character Torrens Title cottage/maisonette. Deceptively spacious, with broad street frontage on excess of 350sqm, it's more generous than a turn of the century cottage and with authentic elements retained; leadlight, 3m high ceilings, timber fretwork & mellow polished boards, it's bound to turn heads.

Renovated with flair and attention to modern requirements, the kitchen with invisible touch latch cabinetry, sparkling bathroom and laundry are all simple and stylish. The central living area is ideal for singles, couples or a family and flows through to the eat in kitchen. Two full sized bedrooms with walls of robes give ample storage while a split system R/C air conditioner, a wood burning retro furnace, ceiling fans and flow through ventilation along with lots of light ensure year round comfort. Decor is tranquil, yet trendy, a place to escape



#### Auction

Fri 27th Sep @ 11:00AM

#### View

Sat 21st Sep @ 1:30PM - 2:00PM

#### Contact

**Gabrielle Overton**

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**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

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

after a busy day with room to entertain on weekends. Throw open French doors to the covered outdoor area with paving, lawns and front and back verandahs. The garden front and rear has established plantings with minimal maintenance. There's a garden shed and ample space for avid gardeners and their grand designs. With a pleasing street presence, picket fence and broad verandah, sit in privacy and watch the world go by.

There's nothing to do but work out how to spend your spare time or if you are planning an expansion, which option to select. This is a hidden gem with room to move. It hasn't been irreparably added to, where many have additions which eliminate the possibility to add your double garage. You choose... full extension, build out or up, double garage or carport to the front or side (STCC). Creative minds will visualize architectural additions to include extra bedrooms, walk in robes and an ensuite and perhaps a gallery with stairway off an open plan family area to a major rooftop extension with limitless configurations. Dream it and make it happen, now or down the track. It's stood the test of time and is an ideal investment property and would return around \$700 pw (approx). So right for a professional, close to CBD or for ease of access north and south, east or west. Perfect for downsizing or maximizing or a city base for a discerning country purchaser.

Walk to parks and sports facilities, restaurants and the famed Maylands hotel, Payneham Tavern and it's a foodie haven. Close to Magill and Portrush Road shops, Marden and The Avenues shopping centres as well as iconic Norwood Parade for Adelaide's premier strip shopping. Zoned for Marryatville High School and Trinity Gardens Primary, walk to St Joseph's Payneham and just a short drive to prestigious St Peter's College, Loreto, St Ignatius and St Andrews. Walk to transport along Payneham, Portrush or Magill roads for access to city Colleges and tertiary institutions. This property has the lot. Live in as is, rent out or go over the top. Prime for value adding. Set amongst many, much loved character homes and quality contemporary builds, you can be where the action is. This is just the ideal property to create your dream.

Llandower is all about you. Be the new land owner of Llandower.

AUCTION: Friday, 27th September at 11am, on site (USP).

(\$1,100,000)

CT: Volume 5239 Folio 949

Council: Norwood Payneham St Peters

Council Rates: \$1,577.34 per annum (approx)

Water Rates: \$204.56 per quarter (approx)

Land Size 359 square metres (approx)

Year Built: 1930 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//wr6mse1PYdfG>

(Please copy and paste the link into your browser)

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Gabrielle Overton to find out more about this service.

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately



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preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

## More About this Property

Property ID	60W7FDJ
Property Type	House
House Size	164 m <sup>2</sup>
Land Area	359 m <sup>2</sup>

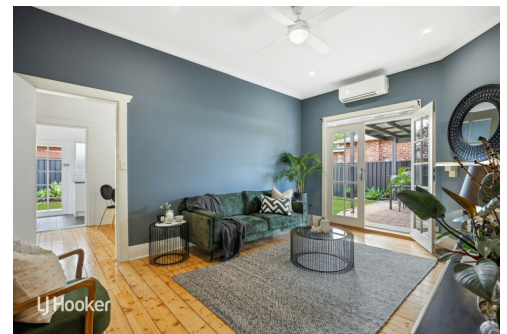
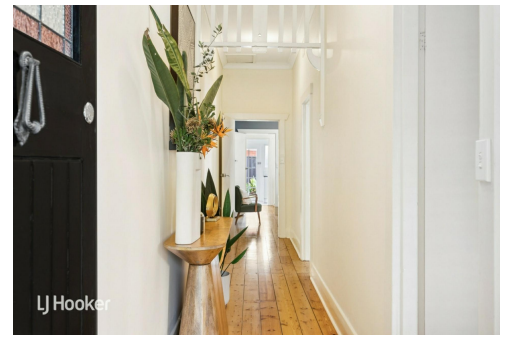
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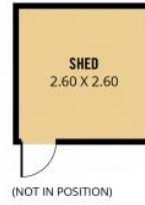
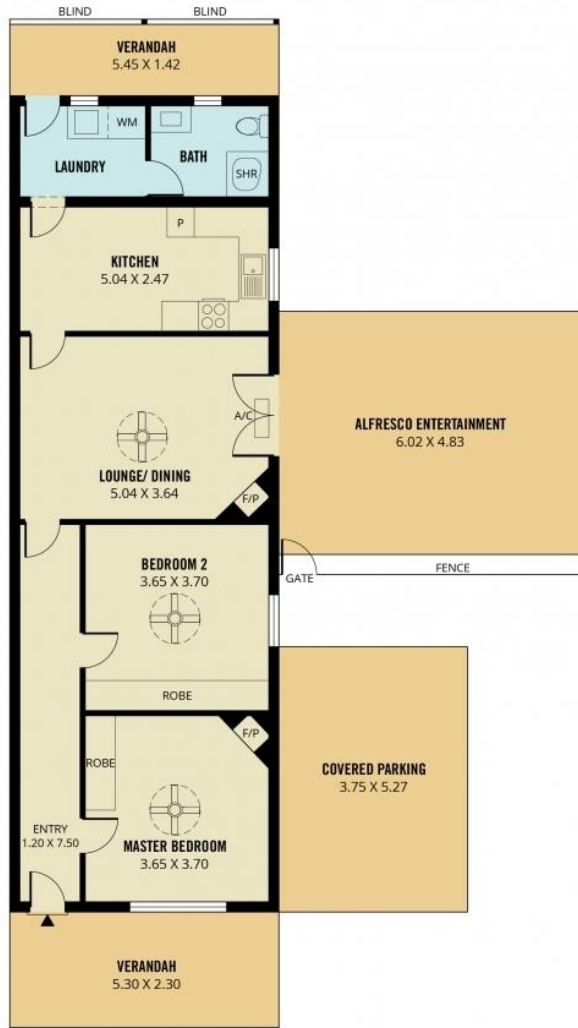
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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