



## Goodwood, 17 Angus Street

UNDER CONTRACT

Ready for a New Chapter - Unlock the Full Potential of This 1925 Sandstone Home

Nestled in a tranquil, tree-lined location, this elegant Sandstone Double Fronted Residence, circa 1925, is full of character and charm. With its lofty ornate ceilings, beautiful fireplaces, and unique front box-style windows, this vintage home is brimming with potential, it has been freshly painted throughout with new floor coverings. It's the perfect opportunity to add your personal touch and transform it into a stunning gem for years to come.

The home offers formal living room, 3 spacious bedrooms, 2 bathrooms (one with laundry facilities), a cozy kitchen with an adjacent dining area and a versatile home office/study. Outside, you'll find a detached studio/workshop, a carport and additional off-street parking, providing both functionality and flexibility.



**For Sale**  
\$1.45m-\$1.5m

**View**  
[ljhooker.com.au/Q1PGW0](http://ljhooker.com.au/Q1PGW0)

**Contact**  
**Jarad Henry**  
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Located in a highly sought-after area, this home presents an exceptional opportunity to create something truly special. Bring your vision and with a little imagination, this residence will become the dream home you've always envisioned.

Property Details:

Council: City of Unley

Council Rates: \$2478.30

SA Water: \$284.64 pq

House Size: 147sqm (approx)

Land Size: 588sqm (approx)

Year Built: 1925

This property is being auctioned with no price guide in line with current real estate legislation. Should you be interested in the property we can provide you with a printout of recent local sales to assist you in your value research.

For further information please contact Jarad Henry or Debbie Mundy.

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Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

The vendor's statement may be inspected at 76 Oaklands Road, Somerton Park for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 182909

## More About this Property

Property ID	Q1PGW0
Property Type	House
House Size	147 m2
Land Area	588 m2

**Jarad Henry 0418 842 701**

Principal | Auctioneer | Sales Consultant | [jarad@ljhglenelgbrighton.com.au](mailto:jarad@ljhglenelgbrighton.com.au)

**Debbie Mundy 0401 597 482**

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**LJ Hooker Glenelg | Brighton (08) 8294 6000**

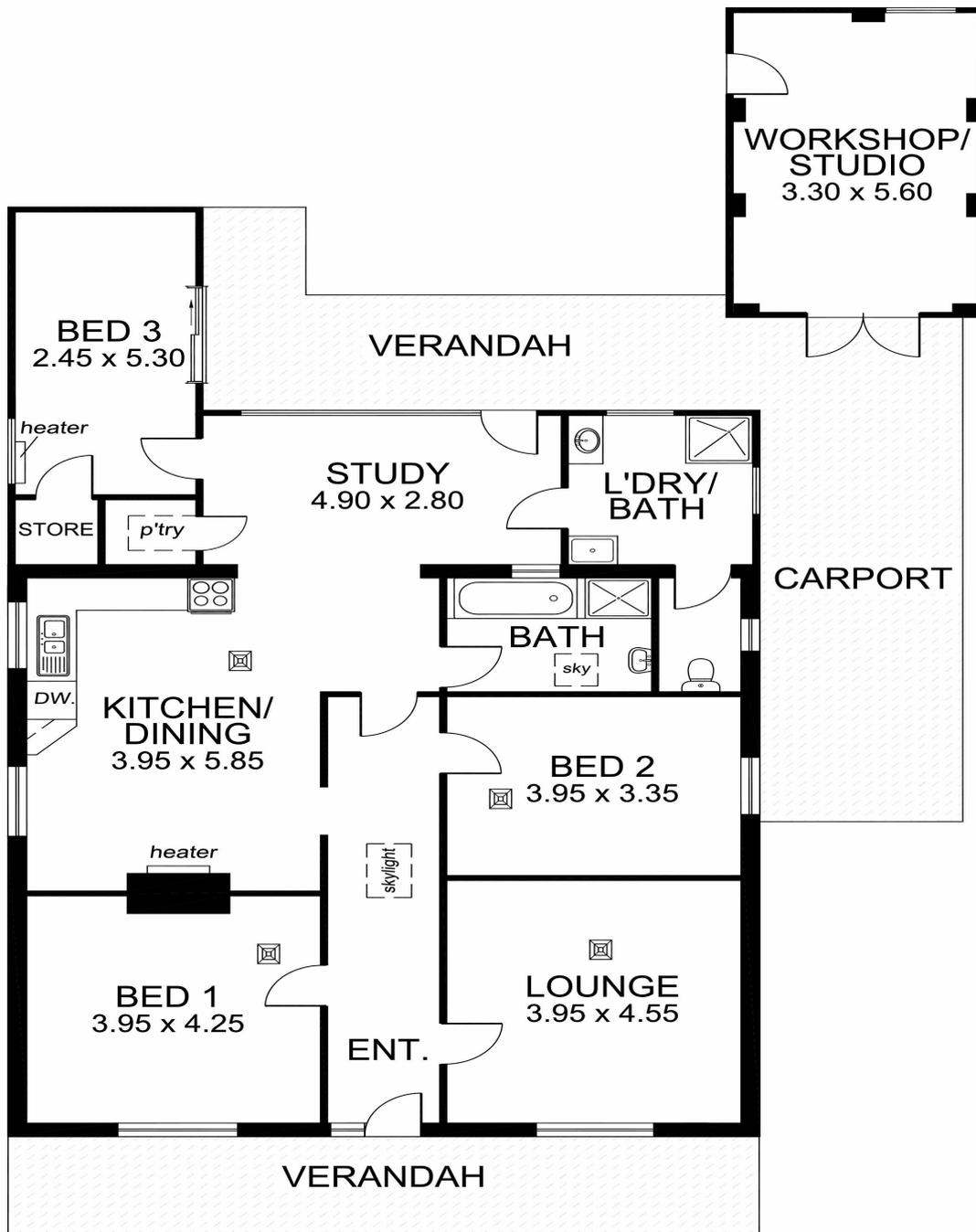
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**(08) 8294 6000**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



TOTAL AREA:	147.38m <sup>2</sup> /15.84sqs
(Estimate only)	

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