






43 Tenth Avenue, Joslin

10/10 on Tenth Avenue - Rare Generational Opportunity - A Visionary Purchase

Auction Location: on site

Looking for the perfect location: broad streets, character homes, proximity to schools, transport services, and lifestyle options. You've arrived! 43 Tenth Avenue Joslin, is in one of Adelaide's smallest and most desirable suburbs. Built in 1930 this elegant sandstone-fronted Tudor was extended in the 60's and has been tightly held for over a quarter of a century by the current owners. Homes in Adelaide's elite Eastern suburbs are generational and opportunities are rare. This four gabled home has wide street frontage on the high side, off Lambert Road. Linear Park adjoins, allowing you to walk or ride with nature on your doorstep within a few minutes. Enjoy tranquility and convenience without compromise. You are less than 4 km from the vibrant city of Adelaide, with transport corridors along Payneham Road and Stephen Terrace, offering access to the most enviable lifestyle. The home is ideal for your forever home, situated on approximately 665sqm (approx.). Ready to move in, you can plan to enhance your life and future or simply, to love it and leave it. Nothing needs doing; it has been well maintained and would make a perfect downsizer, for locals

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FOR SALE

Sold by Gabrielle Overton LJH Kensington|Unley

AGENTS

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AGENCY

LJ Hooker Kensington | Unley
(08) 8431 6088

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.



looking to remain in the area but who can no longer manage the size of their heritage holdings - an issue common with many older family estates. This home will respond right now, to the next level of bespoke renovation and extension (STCC) or if and when it is passed down to the next generation. Room for a pool and major extension, similar to neighboring properties, means this will prove to be a visionary purchase. As it approaches 100 years, it has aged well and has the quality marks of early Adelaide craftsmen. High ceilings, feature timber, beautiful glass leadlights, glazed bricks and ornate ceilings which create a gentle, welcoming home.

The 2000 renovation further enhanced the appeal; neutral tones and features, including original Baltic flooring throughout, quality tiles, light fittings and window treatments. It will suit a broad range of buyers. Light flows through, catering well for open plan living, with two separate living areas, three bedrooms and the master suite with a compact ensuite. The kitchen overlooks a fully irrigated and landscaped garden. The huge vaulted garage allows for a variety of options or can be utilized as a super sized undercover entertainment area. There's room to pull through a campervan or boat and an additional onsite park should you require it. The elegant stone and rendered front fence has secure automation and intercom pedestrian access. Ducted reverse-cycle air conditioning, gas heating and gas instantaneous hot water system ensure ease and comfort. Mature trees along with contemporary plantings, offer flexibility for those who want room to move and those who prefer to do nothing. Perfect. There are nooks and crannies for kids and Grannies, or for leisurely coffee and an escape after a big week. Potter in the garden, there's a roomy garden shed and room to escape for couples needing their own space.

Walk to Sixth Ave Bakery or book in at one of your favourite eateries as you're close to a myriad of fine food and gourmet shopping along the major retail corridors of Magill, Payneham and Portrush Roads or the Parade and Walkerville Terrace. It's central to any need or service, offering access to super shopping at Coles Local The Avenues or the Walkerville Village, and an easy drive to Marden shopping centre or along Portrush to the Burnside shopping mecca! For investors or families, this is the right place at the right time-to secure your future. School choice doesn't get better: Marryatville, Botanic, and Adelaide High school are currently the allocated secondary zones with East Adelaide and Walkerville primary the zoned yr 1-6 schools within walking/biking distance. Private colleges abound, St Peters College is adjacent, as are St Andrews Walkerville and Wilderness nearby, with St Joseph's and Loreto commutable, requiring kiss and drop-off and pick-ups. Parks abound and it's all about living. With a suburb that's almost off the radar, you're setting up a future where down time is valued and your home is a haven. What a treat to work from home: create your dream setup. Minutes from the CBD, river walks and rides along the ancient River Torrens allow you to cycle uninterrupted from the hills to the coast. This is rare and special, almost at your front door - what an adventure. It's so desirable and picturesque, unique world wide, you'll know you've arrived. Don't wait until the next round, 2050 or maybe 2100 as these homes are to be treasured and retained.

AUCTION: Friday 27 March at 11am, on site - CONTRACTED AT AUCTION

(\$1,950,000)

CT: Volume 5667 Folio 941
Council: Norwood Payneham St Peters Council
Council Rates: \$3,648.08 per annum (approx.)
Water Rates: \$366.24 per quarter (approx.)
Land Size: 665 square metres (approx.)

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Year Built: 1930 (approx.)

To register interest, copy and paste the below link into your browser:
<https://prop.ps//r5FD7a7JlqiT>

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 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.

RLA 275279

MORE DETAILS

Property ID	61P1FDJ
Property Type	House
House Size	213 m2
Land Area	665 m2
Including	Ensuite Air Conditioning Intercom Courtyard Dishwasher Outdoor Entertaining Floorboards Secure Parking Fully Fenced Remote Garage

Gabrielle Overton 0416 080 525

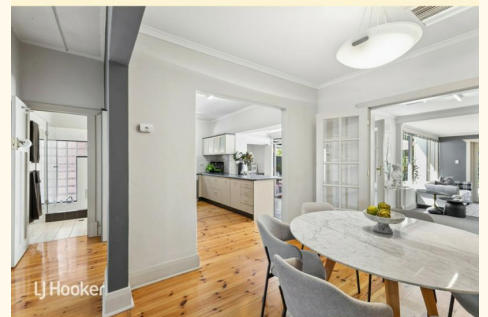
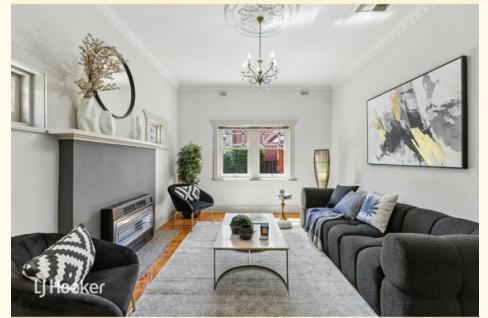
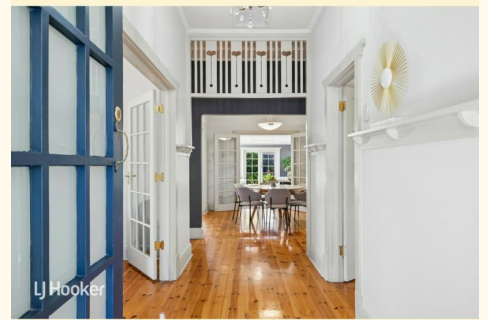
Sales Consultant | goverton@ljhkensingtonunley.com.au

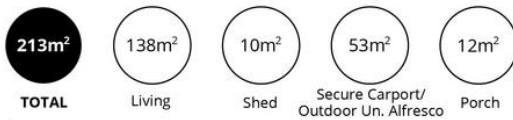
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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