

## Lobethal, 6 Bon Street

A Classic 1957 Gem with Space to Create, Restore, or Reimagine (STCC)

Auction Location: on site

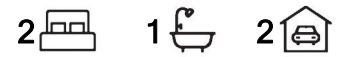
Beyond the timeless facade and generous 930sqm (approx.) allotment, this solid 1957-built home offers a rare opportunity to step into a space where potential meets practicality, whether you're looking to refresh, renovate, or simply enjoy the sprawling backyard and huge shed with workshop that makes this property an absolute standout.

Inside, the layout is simple yet functional. The carpeted living room, warmed by natural light, leads into the formal dining and meals area, offering the flexibility to reconfigure or enhance over time. The retro kitchen, complete with an electric cooktop and orange accented benchtops, holds its original charm while awaiting a modern touch.

The two bedrooms, both well-sized, are serviced by the original bathroom, while the



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### For Sale

Sold by Nick Ploubidis LJ Hooker  
Kensington Unley

### View

[ljhooker.com.au/6163FDJ](http://ljhooker.com.au/6163FDJ)

### Contact

**Nick Ploubidis**

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

enclosed verandah offers an extra living space, ideal as a sunroom, hobby space, or future extension of your vision.

But the real draw? The backyard.

For the tradie, the tinkerer, or the hobbyist, the huge shed with an adjoining workshop is a dream setup, providing secure storage, workspace, and endless project potential. The expansive rear garden, framed by mature trees and open space, invites a thriving veggie patch, a playground for the kids, or simply a peaceful retreat from the daily grind.

Set in a location that balances country charm with convenience, you'll find yourself minutes from Lobethal's bustling main street, its famed Bierhaus, and a host of cellar doors. With Woodside and Lenswood just down the road and Adelaide within easy reach, this is a lifestyle that offers space, opportunity, and a future you can shape.

For the next owner, this is the perfect opportunity to roll up your sleeves and create something truly special - whatever you decide, this is a home where hard work meets big rewards.

AUCTION: Saturday 22nd March at 10:30am, on site.  
(Sold prior to Auction)

(\$560,000)

CT: Volume 6045 Folio 946

Council: Adelaide Hills Council

Council Rates: \$3,193.06 per annum (approx)

Water Rates: \$165.55 per quarter (approx)

Land Size: 930 square metres (approx)

Year Built: 1957 (approx)

## More About this Property

<b>Property ID</b>	6163FDJ
<b>Property Type</b>	House
<b>House Size</b>	196 m2
<b>Land Area</b>	930 m2

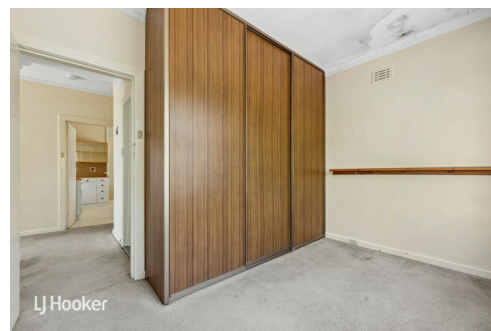
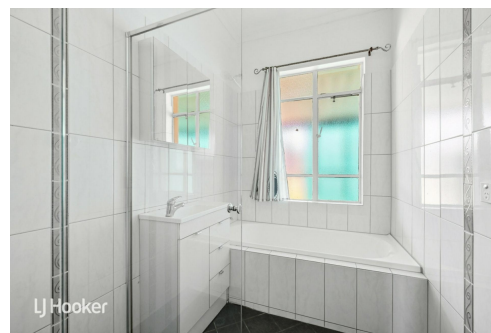
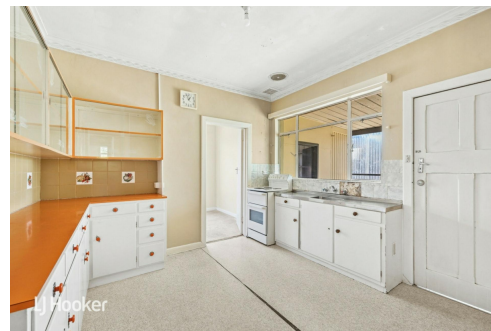
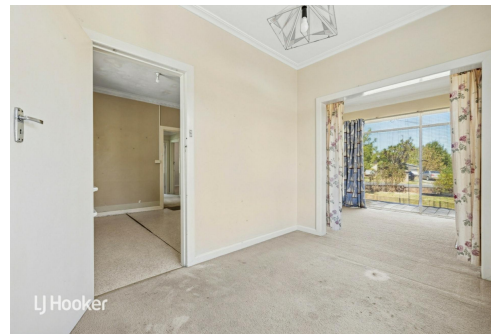
**Nick Ploubidis 0423 840 514**

Principal | Auctioneer | [nploubidis@ljhkensingtonunley.com.au](mailto:nploubidis@ljhkensingtonunley.com.au)

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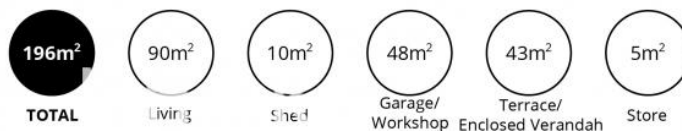
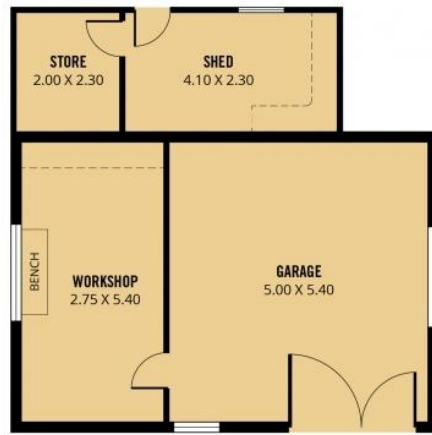
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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