



21 & 23 Cairns Street, Norwood

Brilliant Opportunity to Secure This Norwood Gem in Utterly Desirable Location with 16.7m frontage

Check out this fantastic opportunity to renovate and enjoy a double fronted freestanding villa just off bustling and vibrant Norwood Parade.

Several of the cottages in this street have already been grabbed by enterprising owner occupiers who have transformed their astute purchases into stunning 2025 homes.

Offered for the first time in 67 years, this original 1910 villa offers enormous potential to enjoy a cosmopolitan lifestyle within walking distance of a plethora of boutiques, specialty shops, restaurants, cinemas as well as a city bound bus route at the end of the street.

The most recent owner raised her 10 children in this home and the layout reflects the changing needs of her children as they became independent adults.

4 2 0

FOR SALE

Sold by LJ Hooker Kensington | Unley

AGENTS

Chrissy Esau
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AGENCY

LJ Hooker Kensington | Unley
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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.

LJ Hooker

She eventually occupied part of the home and the other half was used by her children before they moved out.

The potential here is huge and it would be difficult to over capitalise in this highly sought after location.

Many buyers would remove the Spanish Mission verandah to reveal the symmetrical cottage in sympathy with other character laden villas in the street.

The white bathroom has recently been renovated but there is still massive scope to take the rest of the home into the C21st! and reap the rewards!

A wall in one bedroom has a gyprock layer covering a doorway that connects the two sides of the hall internally.

The layout includes a sitting room, four bedrooms, two kitchens, two bathrooms and two laundries. Desirable features include high ceilings throughout and ornate cornices and ceiling roses in some rooms.

It is perfectly suited for multi generational families or as an investment property or two separate rental properties. The rental return in this area would be enhanced by some clever upgrades.

It would of course be possible to transform this home into a 2025 masterpiece suitable for a large family room overlooking a tranquil rear garden with potential for a pool if desired.

There is also the exciting possibility to redevelop from scratch (subject to council consents).

Cairns Street is close to the Norwood Town Hall, Norwood Mall, The Bath Hotel precinct, Norwood Cinemas and a number of sensational restaurants and cafes, shops, supermarkets and arcades.

Top schools close by include St. Ignatius Junior School, Mary Mackillop College, Pembroke, Loreto and Marrayatville High School.

The property is offered as a Torrens Title with a valuable right of way over the driveway alongside the northern side of the property and another right of way over the walkway over the southern side.

AUCTION: Friday 20th June at 11am, on site.
SOLD PRIOR TO AUCTION

CT: Volume 5947 Folio 169
Council: Norwood Payneham St Peters
Council Rates \$2,580.22 per annum (approx.)
Water Rates: \$284.50 per quarter (approx.)
Year Built: 1910 (approx.)

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

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

(Please copy and paste the link into your browser)

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.

MORE DETAILS

Property ID 61B6FDJ
Property Type House
House Size 223 m2
Land Area 440 m2

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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. Produced by The Fotobase Group