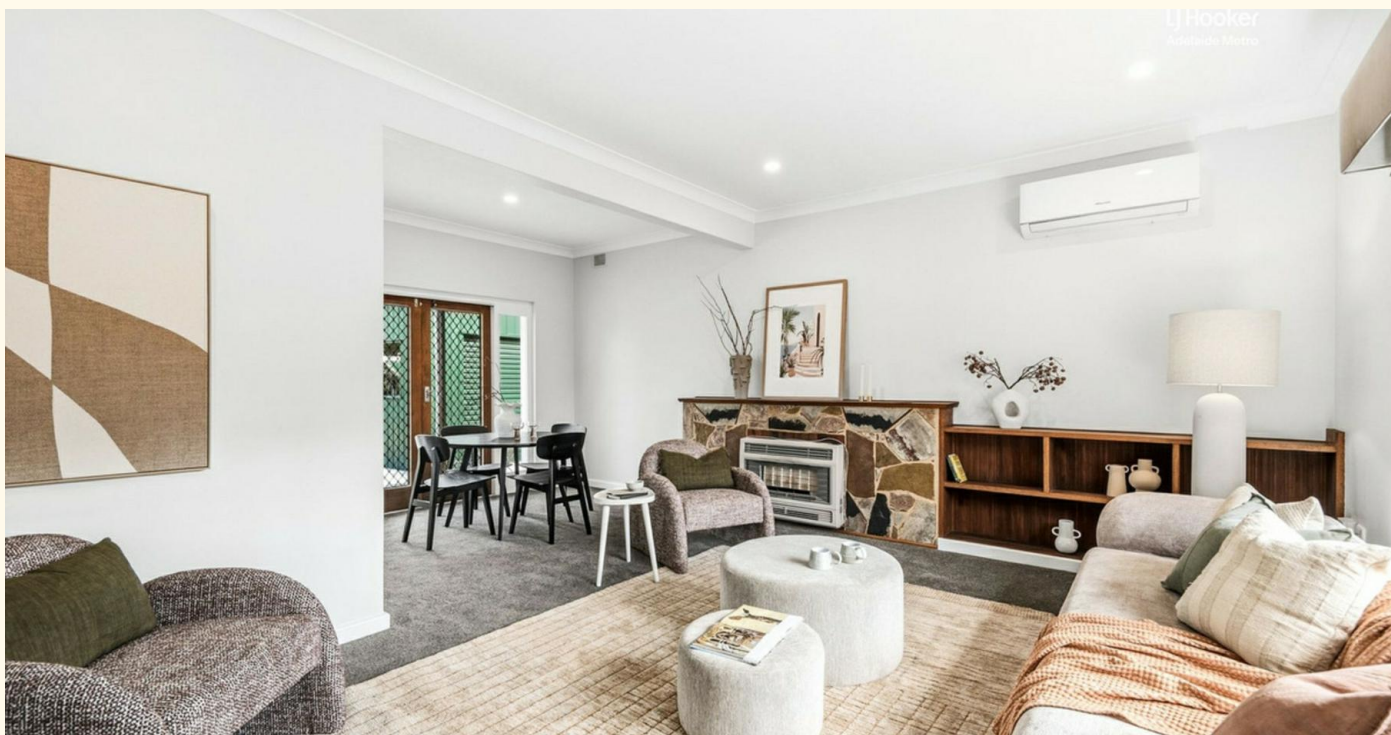




2 Thelma Street, Payneham

A Classic Home with a Promising Future

Auction Saturday the 3rd of October at 11am

Positioned in a tightly held pocket of Payneham, 2 Thelma Street presents an exciting opportunity for first home buyers, renovators, builders and developers looking to secure a generous allotment in a highly convenient location.

Built in 1960 and set on approximately 634sqm with an impressive 19.84m frontage, the property offers a range of exciting possibilities. Move in and enjoy as is, renovate and extend the existing home, or explore the potential to subdivide and redevelop the allotment (STPC).

Step inside to an oversized open plan living and dining area, where large windows allow an abundance of natural light to fill the space, creating a bright and welcoming environment for everyday living.

The kitchen remains largely in original condition but offers a good footprint and an excellent starting point for renovation. For those looking to create something more substantial, there is plenty of scope to extend the existing home and introduce a larger contemporary

3 1 1

AUCTION

Sat 3rd Oct @ 11:00AM

VIEW

Wed 30th Sep @ 5:00PM - 5:30PM

AGENTS

Julian Rullo
0407846417
julian.rullo@ljhadelaidemetro.com.au

George De Vizio
0412 392 158
gdevizio@ljhadelaidemetro.com.au

AGENCY

LJ Hooker Glynde
(08) 8336 3899

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



kitchen and living area overlooking the rear garden (STPC).

Accommodation is provided by three well sized bedrooms, each featuring built-in robes and large windows, with all three conveniently serviced by the main bathroom.

Outside, a covered entertaining area overlooks the beautifully manicured gardens, providing a peaceful setting to entertain family and friends or simply relax and enjoy the established surrounds. Those with a green thumb will particularly appreciate the garden and the space available to make it their own.

Completing the property is a well sized shed/garage with room to securely accommodate a vehicle while still leaving ample space for a workbench, shelving and additional storage.

The location adds further appeal, positioned within easy reach of the Adelaide CBD and the vibrant shopping, dining and cafe precinct along The Parade, Norwood. Marden Shopping Centre is within walking distance, while a selection of highly regarded schools, public transport and everyday amenities are also conveniently nearby.

Whether you're looking for a home to renovate and extend, a generous block to build your dream home, or an allotment with subdivision and development potential (STPC), 2 Thelma Street offers flexibility today and exciting possibilities for the future.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- * All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	WU0FDG
Property Type	House
Land Area	634 m2
Including	Air Conditioning
	Toilets (1)
	Built-in-Robes

Julian Rullo 0407846417

Sales Consultant | julian.rullo@ljhadelaidemetro.com.au

George De Vizio 0412 392 158

Sales Manager | gdevizio@ljhadelaidemetro.com.au

LJ Hooker Glynde (08) 8336 3899

2a Portrush Road, PAYNEHAM SA 5070

glynde.ljhooker.com.au | stpeters@ljhadelaidemetro.com.au

