

23 Beatrice Street, Prospect

Restore the Past. Create the Future.

Auction Location: on site

"Under Instructions from the Public Trustee"

Quietly poised behind the jacarandas stands this stone-fronted c.1910 villa waiting to be reimagined into something extraordinary, and while substantial restoration is required, the rewards could be exceptional.

Stepping through the original leadlight entrance reveals the character that remains amongst the 7 main rooms. Timber fireplaces, decorative archways and elegant double sash windows are yearning to be restored.

The rear of the home is limited only by your imagination with scope for a spacious open plan living and entertaining area, and with an 18.2 metre frontage, opens the potential to extend to the side and rear.

Positioned just off Prospect Road provides easy access to the cosmopolitan lifestyle. Zoned for Prospect Primary School and within the shared secondary school zones of Adelaide Botanic High School and Adelaide High School, this could be the forever home you've

3 1 2

FOR SALE

Sold by Nick Ploubidis, LJ Hooker Kensington|Unley

AGENTS

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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.



always imagined. Purchasers are encouraged to make their own enquiries regarding school zoning.

Please note neither the vendor nor the agent can make any warranties or guarantees as to the structural integrity of the building, appliances, plumbing or electrical.

AUCTION: Friday 17 July at 11:30am, onsite.

CT: Volume 5644 Folio 596

Council: Prospect

Land Size: 618 square metres (approx.)

Year Built: 1910 (approx.)

To register interest, copy and paste the below link into your browser:

<https://prop.ps//1ayxR7s0kn7V>

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	61RWFDJ
Property Type	House
House Size	189 m2
Land Area	618 m2
Including	Fire Place

Nick Ploubidis 0423 840 514

Principal | Auctioneer | nploubidis@ljhkensingtonunley.com.au

Jacinda Ormston 0401 501 474

Sales Associate | jormston@ljhkensingtonunley.com.au

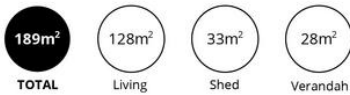
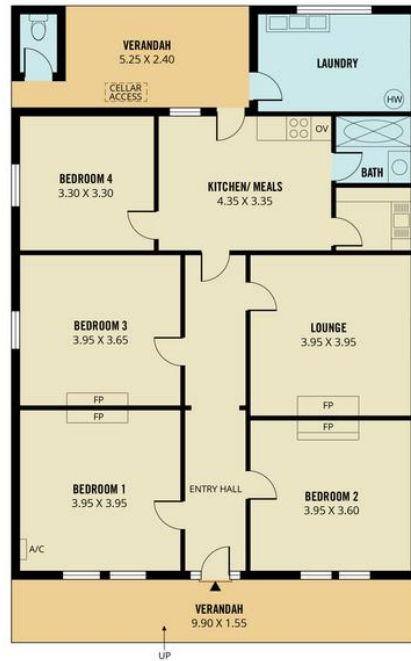
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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