



28 Percy Street, Prospect

## Sold by Julian Rullo of LJ Hooker Adelaide Metro

Positioned on an expansive 650sqm (approx.) Torrens Titled allotment in one of Prospect's picturesque tree lined streets, this charming sandstone villa presents an exceptional opportunity to secure a character filled home with exciting potential for the future. Built circa 1915 and showcasing its original sandstone facade, the property combines timeless charm with the flexibility to renovate, extend or create your dream family residence (STPC).

Behind the beautiful character frontage, the home retains many of its original features, including polished timber floors, ornate fireplaces and soaring ceilings that add warmth and elegance throughout. Three generously proportioned bedrooms provide comfortable accommodation, while the older rear extension offers an open plan kitchen and casual dining area ready to be updated or reimaged to suit modern family living.

Stepping outside, the home opens to a substantial backyard where a large verandah provides the perfect setting for entertaining family and friends while overlooking the expansive lawn. With ample space available, buyers have the opportunity to extend the existing residence, add further improvements or completely transform the

3 1 1

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

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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**

property into a stunning contemporary family home. (STPC)

What you'll love

- Sandstone Villa
- Original features throughout
- 650sqm
- Abundance of natural light
- North facing rear yard
- Reverse cycle air conditioning
- Drive through access
- Alarm system
- Opportunity to grow

Whether you're a family looking to establish yourselves in a tightly held suburb, a builder or renovator searching for your next rewarding project, or an investor seeking a premium landholding in a high growth location, this is an opportunity not to be missed.

Perfectly positioned just moments from the vibrant cafe and restaurant scene along Prospect Road, you'll also enjoy the convenience of being within walking distance of Northpark Shopping Centre and Sefton Plaza for everyday shopping and essentials. With quality schools, public transport and the Adelaide CBD all within easy reach, this highly sought after city fringe address offers an enviable lifestyle and outstanding long term value.

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   | WT7FDG           |
| Property Type | House            |
| Land Area     | 650 m2           |
| Including     | Air Conditioning |
|               | Toilets (1)      |

**Julian Rullo 0407846417**

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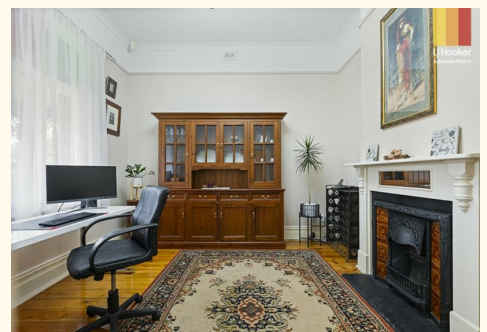
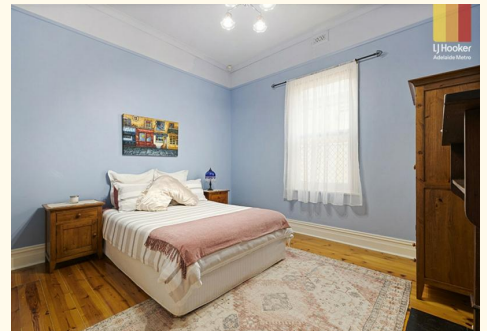
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## 28 PERCY STREET, PROSPECT

| APPROXIMATE DIMENSIONS |                     |
|------------------------|---------------------|
| LIVING:                | 112.4m <sup>2</sup> |
| VERANDAH:              | 46.5m <sup>2</sup>  |
| PORCH:                 | 16.2m <sup>2</sup>  |
| SHED:                  | 5.8m <sup>2</sup>   |
| TOTAL:                 | 180.9m <sup>2</sup> |

### DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

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