

Prospect, 62 Gladstone Road

A Prospect Classic on 952sqm

4 1 2

Auction

Sat 26th Jul @ 2:00PM

View

Sat 19th Jul @ 11:00AM - 11:30AM

Contact

Harvey Bloomfield

0410 658 617

harvey.bloomfield@ljhooker.com.au

Lovingly held by the same family for more than six decades, this charming period home offers a rare opportunity in one of Prospects most desirable locations. Set on a substantial 952sqm allotment (approx.), it combines timeless character, spacious interiors and exciting potential to renovate, extend or redevelop into multiple dwellings (STCA).

Framed by charming street appeal and established greenery, the home welcomes you with a wide hallway leading to four generous double bedrooms whilst a neat bathroom with a separate water closet services the home with ease. The lounge room flows through to a light-filled, updated kitchen and dining area, complete with a five-burner gas cooktop, wall-mounted electric oven, range-hood, breakfast bar and ample bench and cupboard space all with peaceful views over the garden.

At the rear, a large covered entertaining area creates a relaxed setting for gatherings, wrapping around to a double-width carport with secure dual gates. A solid



LJ Hooker Prospect
(08) 8269 4645

Disclaimer: 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.

garage/workshop offers excellent storage or extra parking and includes the added bonus of an underground cellar.

The established backyard features lush lawn, flourishing fruit trees and vines offering a private and inviting outdoor space for the whole family. Additional features include a large external laundry, updated fencing, dual rainwater tanks and plenty of scope for future updates.

Throughout the home you will find hallmark features such as high ceilings and solid double-brick construction, while modern touches like a 3kW solar panel system, zoned ducted heating and refrigerated cooling, NBN connectivity and security roller shutters on selected windows ensure everyday comfort.

Positioned within walking distance of Prospect Roads vibrant cafe and dining precinct, local cinema, Coles supermarket, public transport, and the highly regarded Prospect Primary School, this is a special offering in a location loved by many.

A much-admired home ready for its next chapter - rich in history and brimming with potential.

Certificate of Title and Form Ones available upon request

Frontage: 16.8m

Depth: 56.7m

Home Built: 1932

Torrens Titled

Allotment Size: 952m²

Title: Volume 5780 Folio 443

Zoning: EN - Established Neighbourhood

Council: Prospect Ph. 08 8269 5355

Council Rates: \$3,029.95 Per year

Disclaimer:

Every care has been taken to verify the accuracy of the information contained in this advertisement. However, neither the agent nor the vendor accepts any liability for any errors or omissions. All information provided is considered accurate at the time of publishing and is subject to change without notice. Interested parties are advised to conduct their own due diligence, including but not limited to measurements, zoning, and planning consents. Any reference to square meter measurements, boundaries, or land size is approximate and should be independently verified. RLA 287 134.



LJ Hooker Prospect
(08) 8269 4645

Disclaimer: 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.

More About this Property

Property ID	3NCHRU
Property Type	House
House Size	211 m2
Land Area	952 m2
Including	Air Conditioning Outdoor Entertaining Workshop Secure Parking Fully Fenced Solar Panels Water Tank

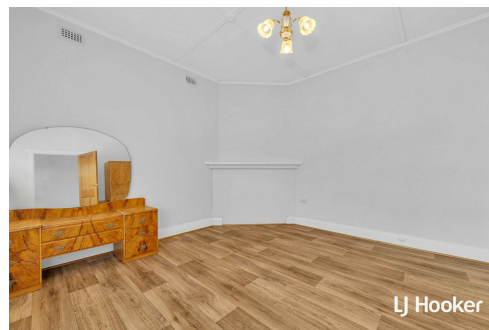
Harvey Bloomfield 0410 658 617

Principal And Sales Representative | harvey.bloomfield@ljhooker.com.au

LJ Hooker Prospect (08) 8269 4645

409 Regency Road, PROSPECT SA 5082

prospect@ljhooker.com.au | prospect@ljhooker.com.au



Disclaimer: 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 Prospect
(08) 8269 4645



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.

Produced by **pixsnoop**