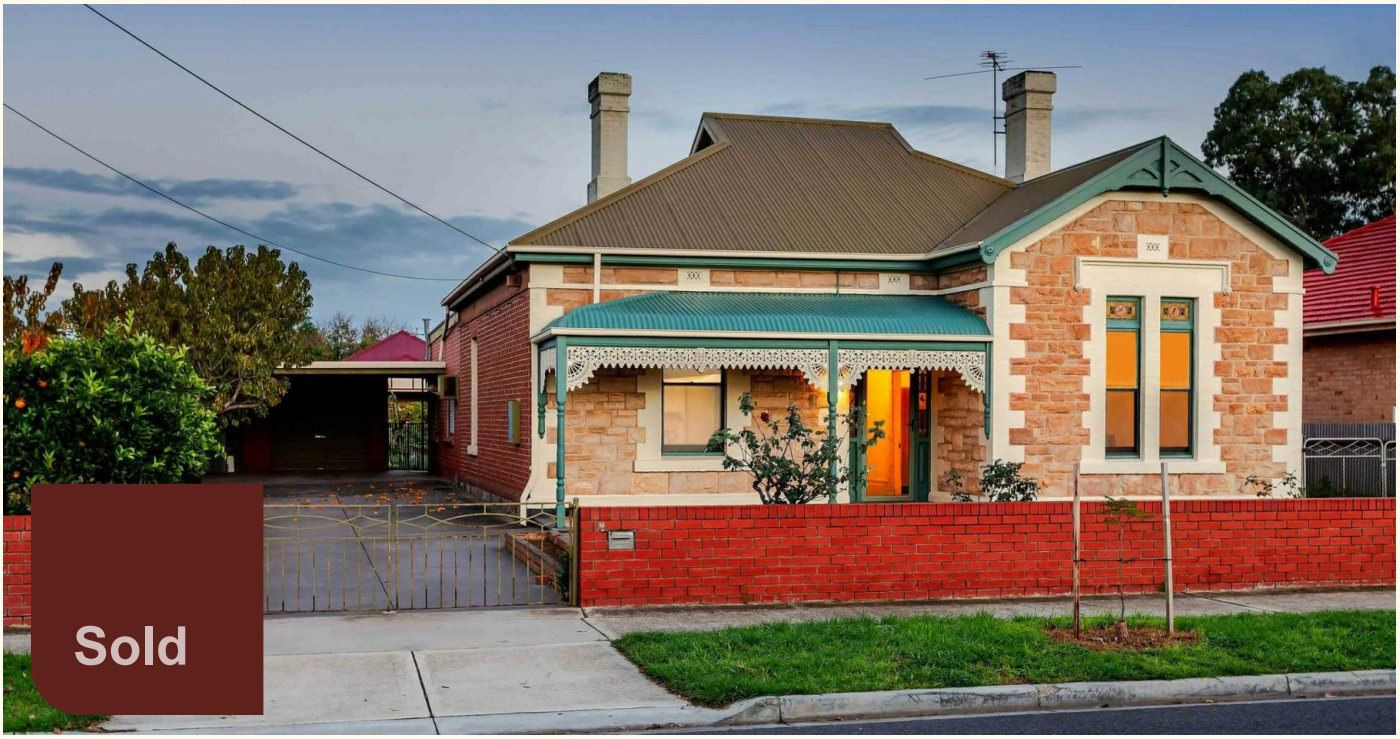

64 Arlington Terrace, Welland

A Rare City-Fringe Opportunity on 1,144sqm with Exceptional 21.34m Frontage

Positioned in a tightly held pocket of Welland, just minutes from the Adelaide CBD, this substantial character residence presents a rare opportunity on an expansive 1,144sqm (approx.) allotment with an impressive 21.34m frontage and double width driveway. Offering remarkable scope for future redevelopment (STPC), lifestyle enhancement, or long-term investment, this is a property defined by space, flexibility, and potential.

From the outset, the wide frontage and established street presence hint at the scale within, with a long driveway and ample off-street parking providing everyday convenience. The home itself offers a traditional yet adaptable floorplan, enhanced by a modest extension that adds valuable flexibility for modern living.

Inside, the layout allows for either four bedrooms or a versatile three-bedroom configuration with two separate living areas, catering to families seeking space to spread out or those requiring additional work-from-home or retreat zones. The original section of the home retains its character proportions, while the extension provides a

4 2 7

FOR SALE
$1,670,000

AGENTS

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

LJ Hooker

practical and functional rear living option.

The home is serviced by two bathrooms, a rare and valuable inclusion for properties of this era, supporting comfortable family living or shared accommodation. A functional kitchen and dining area sits centrally within the home, connecting easily to both living zones and the outdoor areas.

Toward the rear, the flexible extension enhances usability, offering additional living space, guest accommodation, or multi-generational living potential depending on configuration. The overall layout provides excellent adaptability, with clear separation between living and accommodation zones.

Outdoors, the expansive allotment truly comes into its own. A wide rear yard offers endless opportunity for future improvements, extension, entertaining enhancements, or potential redevelopment (STPC), all within a highly desirable inner-west location.

Perfectly positioned, the property enjoys outstanding convenience with easy access to major transport routes, public transport, and nearby shopping precincts including nearby chemist. Just minutes from the CBD, the home is ideally located for both lifestyle and connectivity, with cafés, schools, and everyday amenities all within close reach.

Key Features:

- Rare 1,144sqm (approx.) allotment in tightly held city-fringe location
- Impressive 21.34m frontage offering outstanding future potential (STPC)
- Flexible floorplan: 4 bedrooms or 3 bedrooms with 2 living areas
- Two bathrooms servicing the home
- Traditional layout with adaptable extension to rear
- Central kitchen and dining zone
- Multiple living spaces offering separation and flexibility
- Long driveway with ample off-street parking
- Expansive rear yard with redevelopment or extension potential (STPC)
- Ideal for families, investors, or developers (STPC)
" Prime Welland location just minutes to Adelaide CBD
" Close to transport, shopping, cafés, and everyday amenities

Specifications

Title: Torrens Title
Year built: TBC
Land size: 1,144 sqm (approx)
Site dimensions: 21.34 x 53.64m (approx)
Council: City of Charles Sturt
Council rates: TBC
ESL: TBC
SA Water & Sewer supply: TBC

(STPC) Subject To Planning Consent

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker

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Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.
RLA 242629

MORE DETAILS

Property ID	YGSHDM
Property Type	House
Land Area	1144 m2
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

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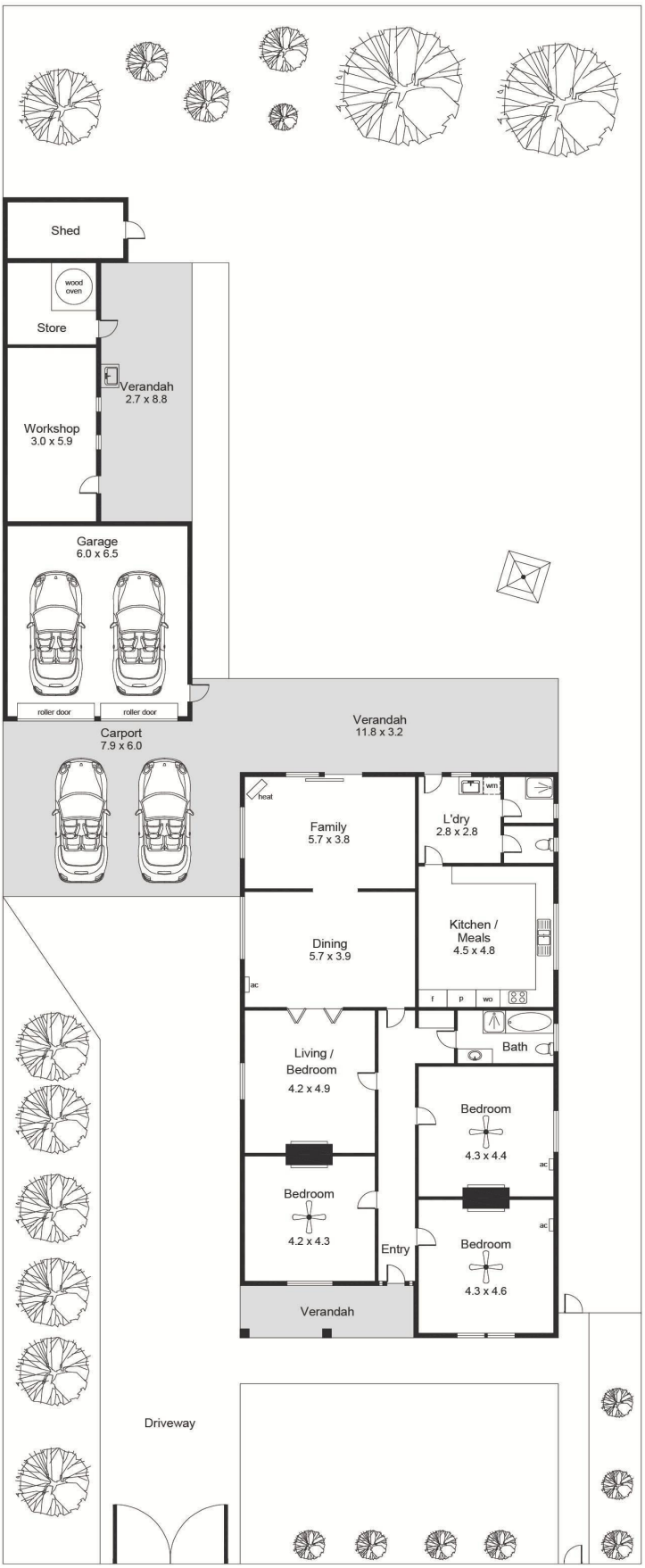

Area (Estimate only)	
Living	185.3 m2
Verandah	76.1 m2
Carport	47.4 m2
Garage	39.0 m2
Workshop / Store	26.2 m2
Shed	7.4 m2
Total	**381.4 m2**

For illustrative purposes only.
All measurements are approximate

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