

**11 Chapman Avenue, Salisbury Heights, SA, 5109**



**House For Sale**

Wednesday, 18 December 2024

11 Chapman Avenue, Salisbury Heights, SA, 5109

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Mike Lao

0882811234

## Restore, Renovate, Reimagine or Redevelop - Unlock the Potential on 1,804sqm of Prime Land!

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or paste this link into your browser\*

Virtual Tour Link: <https://my.matterport.com/show/?m=2NA1PJnKNBU>

Please note: Due to the fire damage, all attendees will be required to sign a waiver prior to viewing the property.

To submit an offer, please copy and paste this link into your browser:

<https://www.edgerealty.com.au/buying/make-an-offer/>

Tyson Bennett, Mike Lao and Edge Realty RLA256385 are proud to present to the market an exciting project brimming with potential for renovators, developers and visionary homeowners alike. This fire-damaged property offers endless potential for those ready to embark on a rewarding transformation. Set on an expansive 1,804sqm (approx.) block in the highly sought-after Salisbury Heights, this six-bedroom, three-bathroom family home is waiting to be restored to its former grandeur. Additionally, the substantial land size presents the exciting potential for future subdivision (STCC), making this a versatile investment. With the right vision and effort, you can turn this project into a stunning family haven or a lucrative development opportunity.

Set back from the main street for added privacy, this home's floorplan is designed with family living in mind, offering four distinct and spacious living areas. The formal lounge, with its warm parquetry timber floors and damper wood fireplace, creates a cosy ambiance, ideal for relaxing on cool evenings. Step down into the sunken family room, where double French doors open to the front yard, effortlessly merging indoor and outdoor spaces. A separate rumpus room with stylish herringbone flooring adds versatility, making it perfect for a games room, media space, or additional living area.

At the heart of the home, the open-plan kitchen features sleek stone benchtops and a seamless flow to the rear verandah through sliding doors, making it an entertainer's dream. Whether you're hosting large gatherings or enjoying a quiet family dinner, the connection between the indoor living spaces and the expansive outdoor area is both practical and inviting.

The bedroom configuration is thoughtfully designed to accommodate growing families. Three master suites provide an exceptional level of comfort and privacy. Bedrooms one and two each feature walk-in robes and share a modern en-suite adorned with floor-to-ceiling tiles and a step-in shower. Bedroom three boasts its own en-suite, a walk-in robe, dual built-ins, and direct access to the fully tiled laundry. Up to three additional bedrooms offer flexibility for guests, children, or home office use.

Outside, the expansive verandah overlooks the backyard, offering a tranquil space for alfresco dining or relaxing with family and friends. A large 5.6m x 10.4m garage provides ample room for vehicles, with convenient rear access to a separate 6m x 6m workshop, perfect for hobbyists or tradespeople.

Key features you'll love about this home:

- 1,804sqm approx block set back from the street for added privacy
- Up to six bedrooms including three master suites with walk-in robes and en-suites
- Four living areas including a formal lounge with parquetry floors and a damper wood fireplace
- Open plan kitchen with stone benchtops and sliding door access to the rear verandah
- 5.6mx10.4m garage with rear access to a 6mx6m workshop

Located within walking distance to local bus stops and reserves, the home is also close to Saints Shopping Centre and Highland Village Shopping Centre. Families will appreciate the proximity to Salisbury Heights Primary School and Salisbury East High School. With Adelaide's CBD less than 40 minutes away, this property offers the perfect balance of suburban peace and urban convenience.

Call Tyson Bennett on 0437 161 997 or Mike Lao on 0410 390 250 to inspect!

Year Built / 1970 (approx)

Land Size / 1,804sqm (approx)

Frontage / TBA

Zoning / HN-Hills Neighbourhood

Local Council / City of Salisbury

Council Rates / \$2,965.63 pa (approx)

Water Rates (excluding Usage) / \$911.52 pa (approx)

Es Levy / \$189 pa (approx)

Estimated Rental / N/A

Title / Community Title 6240/709

Easement(s) / Subject to service easement for sewerage and drainage purposes - See title

Encumbrance(s) / Nil

Internal Living / 263.4sqm (approx)

Total Building / 473.9sqm (approx)

Construction / Brick Veneer

Gas / Not Connected

Sewerage / Mains

For additional property information such as the Certificate Title, please paste this link into your browser:

<https://vltre.co/YV1HHY>

If this property is to be sold via Auction, we recommend you review the Vendors Statement (Form 1) which can be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Please contact us to request a copy of the Contract of Sale prior to the Auction.

Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.