

**11 Young Street, Findon, SA, 5023**



**House For Sale**

Sunday, 3 November 2024

11 Young Street, Findon, SA, 5023

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Mid-Century Charmer Primed For Bright New Beginnings!

A bee-line between Adelaide's beautiful sunny beaches and the city centre itself, 11 Young Street offers a world of possibilities for those on the hunt for a big block to transform hopes and dreams into a sparkling new reality.

Set on a sweeping 700sqm corner parcel and all original inside and out, this one-owner, much-loved mid-century charmer is now the perfect base to explore the most ambitious of renovation, redesign or architectural rebuilds you can imagine (STCC). With solid brick footings and a familiar 3-bedroom home expanded to include an enclosed sunroom, along with a light-filled lounge and combined dining and kitchen zone - the pieces are here to re-inspire a property primed for family-friendly living.

With corner block positioning allowing for handy side access to the rear of the home, together with so much size and scope to play with, options are endless here. Couple that with popular reserves in high supply inviting plenty of outdoor fun with the kids or pet pooch, a choice of both public and private schools at arm's reach, along with local shopping favourites for all your last-minute essentials, or zip to Findon, Welland Plaza or Brickworks Market in a flash and enjoy some of the best specialty stores and foodie hubs in the West.

### FEATURES WE LOVE

- Wonderfully spacious corner allotment of 700sqm (approx.), inviting exciting potential to renovate, redesign, rebuild or even subdivide (subject to council conditions)
- Solid brick footings with light-filled formal lounge
- Combined kitchen and dining zone
- Generous master bedroom with wide windows
- 2 additional ample-sized bedrooms
- Neat and tidy original bathroom with separate WC adjoining the practical laundry
- Large enclosed sunroom for more handy entertaining space if you're looking to live in as is or rent out
- Lovely all-weather alfresco area extending under a shaded pergola
- Ducted reverse cycle air conditioning, 3 phase power connected and new 3 phase air conditioning unit installed
- Alarm system
- Plenty of low maintenance yard space, carport, and secure garage
- Original, one-owner property being offered to the market for the first time since being built

### LOCATION

- Stellar inner-west pocket close to local shops, including the Westside Shopping Centre
- Walking distance to both Nazareth Catholic College and Findon High, and zoned for Seaton Primary moments away
- Around the corner from Findon Shopping Centre, and a quick zip to Welland Plaza and Brickworks Market for great shopping options
- Under 10-minutes to Grange and Henley Beaches for a stellar summer lifestyle
- Just 12-minutes to Adelaide CBD

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property

throughout the active campaign.

Property Details:

Council | CHARLES STURT

Zone | GN - General Neighbourhood

Land | 700sqm(Approx.)

House | 234sqm(Approx.)

Built | 1961

Council Rates | \$1,476.00pa

Water | \$193.67pq

ESL | \$328.8pa