

**16 Botting Street, Albert Park, SA 5014**



**Sold House**

Monday, 25 November 2024

16 Botting Street, Albert Park, SA 5014

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 696 m2**

**Type: House**



Nick Psarros



Niki Pittakis

**\$820,000**

This cherished family home, located on a generous allotment in the heart of Albert Park, is ready for its next chapter. Offering the ideal mix of comfort and space, it's perfect for growing families, investors, or renovators. With its timeless charm and functional layout, this home provides a welcoming atmosphere, ready to create new memories. The home boasts a location that is conveniently close to all essential amenities, easy access to public transport and just a short drive to some of Adelaide's best beaches. The original kitchen is well-equipped with ample storage, a dishwasher, and a six-burner gas cooktop, perfect for family meals. For those who enjoy outdoor living, the large pergola offers plenty of room for entertaining guests in a relaxed setting. This home offers the perfect foundation to blend character, comfort, and your personal touch. Key Features:- Three spacious bedrooms- Original bathroom with bathtub, shower, vanity & separate toilet- Evaporative air-conditioning throughout- Split system heating & cooling in living room- Original kitchen with ample storage, dishwasher, double stainless steel sink with filter tap & a freestanding oven with 6-burner gas cooktop- Additional living space with roller shutters- Separate laundry area - Generously sized pergola, perfect for entertaining- Garage for 3 cars, plus drive-through access to undercover pergola - Secure gated property with alarm system

Albert Park is a vibrant, family-friendly suburb with a rich sense of community. Known for its leafy streets and close proximity to schools, parks, and local amenities, it's an ideal location for growing families. The suburb is conveniently situated with easy access to both the beach and the city, providing a perfect balance of coastal relaxation and urban convenience. Albert Park offers a wonderful lifestyle and is perfect for those seeking a home with character and potential. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6> Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement. \*\*\*Regarding price. This property is to be sold to finalise a deceased estate. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the executors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection\*\*\*