

**20 Caroline Street, Flagstaff Hill, SA 5159**

**House For Sale**

Tuesday, 7 January 2025

**HARRIS**

20 Caroline Street, Flagstaff Hill, SA 5159

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 830 m2**

**Type: House**



Peter Alexandrou  
0412833501



Tom Alexandrou  
0432029659

**\$750,000**

Tightly held by the one owner since 1995, this robust 1980s home is a throwback to the good old days when nothing trumped the simplicity of an honest double brick abode on a big block in a family friendly suburb that wholeheartedly embraces a life of leisure outdoors. And that's exactly the kind of life you can expect, just a few well-timed tee shots from the Flagstaff Hill Golf Club and a short drive from the likes of the Sturt Gorge, Happy Valley Reservoir and Adelaide's sparkling metro coast. Spanning some 830 square metres, that generous plot ensures both the home itself and the space at its north-facing rear comes with a rare sense of freedom - and the scope to extend or replace the existing home with a stomper. Featuring high ceilings, a bevy of living zones, a sturdy and spacious semi open-plan kitchen, three nicely-sized bedrooms, polished Baltic pine floorboards and a plethora of storage, there's nothing stopping you from placing your furniture and pressing 'play' on this no-frills, highly functional home. Fast forward to the moment your grand plans of a new build or renovation come to fruition and life will look even better within a short drive of several schools, parks/reserves, shopping precincts and the CBD itself. From the good old days...to the best years of your life. More to love: [??](#) Ideally placed in a quiet pocket of Flagstaff Hill [??](#) Wide, deep block - primed for an extension or new build [??](#) Ensuite to main bedroom [??](#) Split r/c and slow combustion heating [??](#) Built-in robes to all bedrooms [??](#) Flexible floorplan includes lounge, dining and casual meals zones [??](#) Lock-up carport and additional off-street parking [??](#) Large separate laundry [??](#) Garden/storage shed [??](#) A short drive from The Hub and Westfield Marion [??](#) Just 25 minutes from the CBD [??](#) Ten minutes from the beach (Seacliff) Specifications: CT / 5221/751 Council / Onkaparinga Zoning / GN Built / 1982 Land / 830m<sup>2</sup> (approx) Frontage / 22.86m Council Rates / \$2,073.47pa Emergency Services Levy / \$147.00pa SA Water / \$182.79pq Estimated rental assessment: \$550 - \$580 p/w (Written rental assessment can be provided upon request) Nearby Schools / Flagstaff Hill P.S, Happy Valley P.S, Aberfoyle Hub P.S, Aberfoyle Park H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 333839