

44 Frontenac Avenue, Panorama, SA, 5041

Tanner

House For Sale

Thursday, 24 October 2024

44 Frontenac Avenue, Panorama, SA, 5041

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House

Charming Family Home with Endless Potential in Prime Panorama Location

We are thrilled to bring to the market this c1963 home, set on a generous 863 sqm allotment with an impressive 19.81m frontage, located at 44 Frontenac Avenue, Panorama. Offering endless potential, this property is ripe for renovation or the perfect site for a new dream home (STCC).

Upon entry, you'll find a solid foundation and a functional layout ready for updates to suit your personal style. The home features 4 bedrooms and 2 bathrooms, including a master bedroom with a built-in wardrobe, ceiling fan, and ensuite. Bedrooms 2 and 3 also come with built-in robes, providing ample storage.

The spacious north-facing living area is complemented by a charming character fireplace, creating a cosy atmosphere for relaxation or entertaining. A study space (ideal for conversion to a butler's pantry) and kitchen with casual dining area offer plenty of room for customisation to meet modern living needs. The home also benefits from a 5 Kw solar panel system (22 panels), providing energy efficiency and cost savings, while the back studio with concrete floors and power adds further versatility, ideal for a workshop, gym, or creative space. An extra shed provides additional storage.

Outdoors, the backyard boasts a solar-heated, salt-chlorinated pool, perfect for enjoying summer days. The spacious block also features a 3-car carport with an automatic roller door, offering ample off-street parking and convenience.

This home provides an exciting opportunity for renovators looking to add value, or for those ready to build their dream home (STCC) on this large parcel of land in a sought-after location. With ducted reverse-cycle air conditioning, freshly painted walls, 5Kw of solar panels, and a layout brimming with potential, the choice is yours to renovate or rebuild.

Located in the heart of Panorama, close to schools, shops, and public transport, this property offers an ideal opportunity for future development (STCC) or a fresh start. Enjoy a quick walk to Hark for your morning coffee, with Pasadena Foodland and Mitcham Square Shopping Centre just a short drive away. Families will appreciate the proximity to Clapham Primary School and zoning for Unley High School, with several prestigious private schools nearby. Plus, the Adelaide CBD is only 20 minutes away, ensuring an easy commute.

Don't miss this chance to create something truly special!

It's our absolute privilege and pleasure to bring this property, to the market. Please Call Simon Tanner with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you: 0402 292 725.

Specifications:

CT / 5397/11

Council / Mitcham

Zoning / SN

Built / 1963

Land / 863m² (approx)

Frontage / 19.81m

Council Rates / \$2,115.65pa

Emergency Services Levy / \$396.65pa

SA Water / \$221.66pq

Estimated rental assessment: \$775 - \$850 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Clapham P.S, Edwardstown P.S, Mitcham P.S, Unley H.S, Springbank Secondary College, Mitcham Girls H.S, Urrbrae Agricultural H.S

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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