

**6 Elderslie Avenue, Fitzroy, SA, 5082**



**House For Sale**

Tuesday, 26 November 2024

6 Elderslie Avenue, Fitzroy, SA, 5082

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## A UNIQUE FIND OF THE VISIONARY KIND

There's a big surprise behind the fence of this well-loved home of more than 60 years to the one family in this supreme location.

The 1950's Colonial classic, French themed main residence is nestled amongst the gorgeous leafy front garden which is home to pretty birdlife.

Keeping the French theme going, there is a purpose built second residence offering generous accommodation for the growing family and ideal teenager retreat.

Residence 1. The home has two large bedrooms, one bathroom and a large bay windowed living room with traditional open fire place that has seen many roaring fires and family gatherings. The kitchen was updated some years ago and has ducted reverse cycle air conditioning throughout, dishwasher, large oven and is adjacent to a meals area and sun room looking over the spacious rear garden.

Residence 2. 'The Cottage' accommodates two bedrooms, one bathroom, eat in kitchen, living zone and a massive dry cellar with plenty of bottle storage for the avid wine collector. The main bedroom steps out to a paved courtyard garden and is adorned with the western sun - pretty as a picture!

A grand land holding of some 1,067sqm (approx) with a wide frontage, there are many opportunities to create something very special.

A very unique offering set amongst multi million dollar homes in one of Adelaide's most discerning locations.

Expressions of Interest closing: Wednesday 11th December at 4:00pm (USP)

CT: 5689/633

Council: Prospect

Council rates: \$4,544.96pa (approx)

Water rates: \$381.83pq (approx)

RLA 312012