WALTER &IRVINE

PO Box 272, Unley, SA
PHONE: (08) 8272 9277
sales@walterirvine.com.au
www.walterirvine.com.au

Forestville | **4** bedrooms | **1** bathroom | **4** car spaces

Property for sale in Forestville - **CONTACT AGENT**









CLASSIC STONE FRONTED RETURN VERANDAH VILLA OF 8 MAIN ROOMS - READY TO RENOVATE

Exciting potential for a new generation of loving owners to refurbish and enhance.

Filled with warmth and character the house presents a traditional blank canvas ready to be transformed by restoring the classic features in the spacious front four rooms and hallway while adding modern renovations in the other areas.

The rooms are currently disposed as four double bedrooms, spacious formal lounge, kitchen/meals with adjacent dining room and rear family lobby that doubles as a second living area..

There is one-bathroom a separate laundry and one separate toilet.

Outside, the generous allotment of some 914sqm. continues to impress with an expansive rear yard featuring established lemon trees, an outdoor entertaining deck under vines and a sheltering tree offering a beautiful canopy of shade from the summer sun.

Whether you're looking to move straight in and update over time or undertake a thoughtful renovation, the

possibilities are endless.

Offering plenty of space to enhance both inside and out, this is a wonderful opportunity to restore a character residence and create a home to enjoy for years to come.

EXTRA FEATURES WE LOVE

- Solid wooden floorboards in the hallway and the main rooms

- A touch of leadlight at the front of the hallway and in the formal lounge offers a hint of tradition as do fireplaces, high ceilings and skirting boards

- The spacious formal lounge room has exterior access to the return verandah

- Two living areas, including the grand formal lounge and a slate floored family room that leads to the outdoor entertaining area

- The large solid wood kitchen with a gas cooker is ready for remodelling although it is still fully functional

- Two split system air conditioners offer year-round comfort

- Ceiling fan in bedrooms two and three

- Log wood fire/combustion heater in formal lounge room

- Well-proportioned allotment offers plenty of space for lush gardens, kids play areas and there is wide driveway access to a double garage

- Fully Fenced with a wide frontage enabling space for a driveway either side if desired

- Beautiful sunset views from the west facing back yard

PRIME LOCATION

Perfectly positioned in one of Adelaide's most desirable inner southern suburbs, this home is conveniently located close to local cafes, shopping, quality schools, parks and public transport. Easy walking distance to Wayville Show Grounds, Unley Swimming Centre, Forestville Reserve and the extremely popular Wayville Farmers Market.
Tram, train and bus routes are easily accessible with the CBD only 10 minutes away and Glenelg Beach 15 minutes away.

NEARBY SCHOOLS

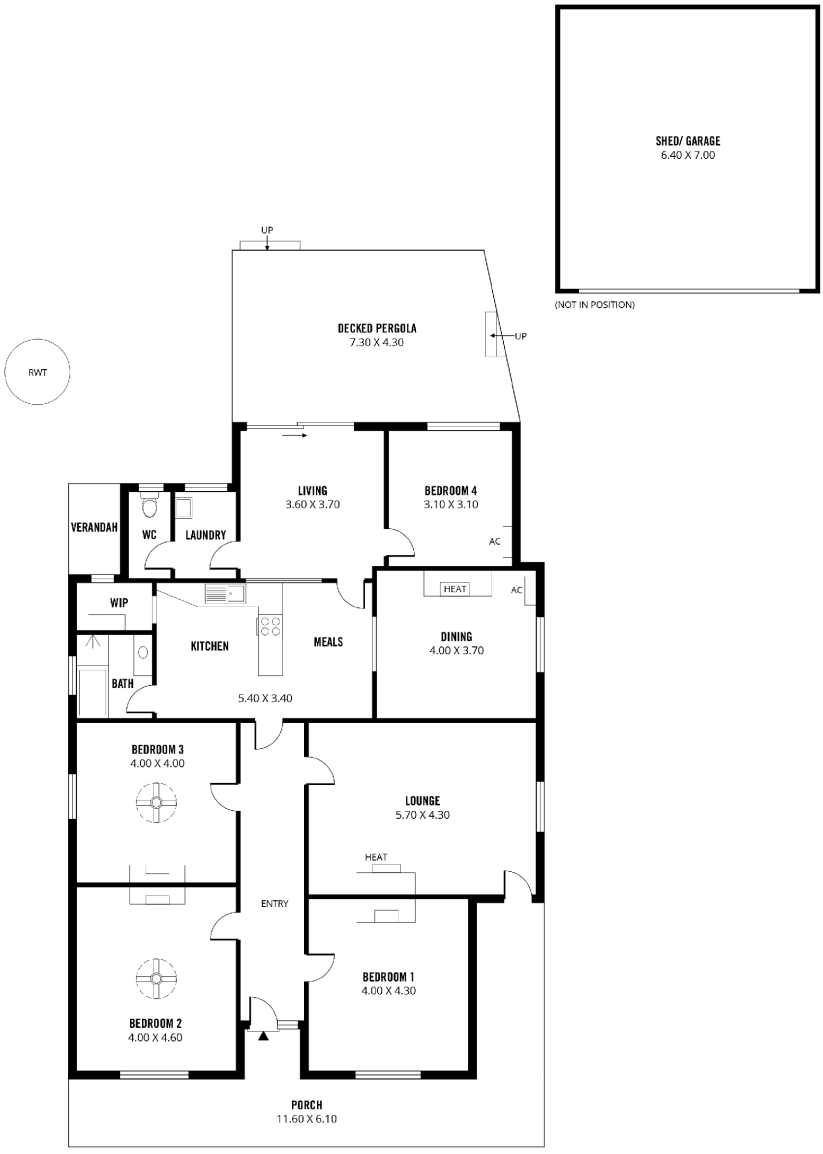
ZONE: Black Forest Primary School
ZONE: Adelaide High School

ZONE: Adelaide Botanic High School
-Goodwood Primary School
-St Thomas School & Preschool
-Annesley Junior School
-Richmond Primary School
-Tenison Woods Catholic School
-Cabra Dominican College
-Emmaus Christian College (South Plympton Campus)
-Pultney Grammar
-Walford Anglican School for girls

- Easy commute to both Adelaide University and Flinders University

Embrace the potential, relish the location and secure your family's future in Forestville.

We currently have a large range of homes in Unley and Mitcham Council areas. To inspect a listed property, call Walter & Irvine on (08) 8272 9277, or email us via sales@walterirvine.com.au.



284m²	175m²	3m²	48m²	29m²	29m²
TOTAL	Living	Verandah	Shed/ Garage	Porch	Decked Pergola

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**

DISCLAIMER: The Vendor and the Agents expressly disclaim any liability arising from any inaccuracies of any content in this brochure.

The accuracy of the information cannot be guaranteed and prospective purchasers should make their own enquiries and form their own judgement as to these matters. Property floor plans are for illustration purposes only and measurements are only approximations. Neither the agent nor the vendor accepts any responsibility for omission or errors.