

A three bedroom torrens title house in the heart of Beaumont

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30A Thirkell Avenue, Beaumont

Auctioned for \$1,065,000 (Sep 06, 2025)

Welcome to your own private oasis

Tucked away in one of Adelaide’s most desirable areas and set on 547sqm, amongst a most delightful tree lined street. From the outside, you’ll be wondering what awaits behind the gates as you push them open to reveal a charming 1960s solid brick built white home greeting you. Laid to the front, a private lawned garden with mature trees and shrubs that add to that feeling of ‘welcome home’.

Stepping inside, the immaculate presentation and neutral tones of the house hits you, with polished solid wood flooring running through the hallway and into the Living Room, with recessed lighting and coving as you drop your keys on the hall table after a long day.

To the front, the Living Room is a place where you’ll happily relax and enjoy quality family time. With large sash windows and plantation shutters allowing light to flood in across the wooden floors, and a warming fire keeping you snug in Adelaide winters -it’s somewhere you won’t want to leave. Complementing the fireplace is a ceiling fan and split system, meaning that this is a room for all seasons.

The bedrooms are a real treat and somewhere that you’ll be happy to retire to after a long day – all newly carpeted with white walls, and coving. Each bedroom features sash windows,

Property ID:	L32588420
Property Type:	House
Building / Floor Area:	114
Carports:	1
Open Parking:	1
Land Area:	547.0 sqm

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plantation shutters and a ceiling fan, meaning that you can block out the light and sleep deeply all year round. The two main bedrooms also feature large built in wardrobes.

The kitchen is a modern white masterpiece, ideal for cooking up family lunches, with solid work top surfaces, base and upper storage cupboards all complemented with stainless steel appliances such as 5 ring gas hob, electric oven below, space for a microwave alongside. A dual basis stainless sink and mixer tap set under the window. With spaces for a fridge freezer, dishwasher matched with the wooden floors and recessed lighting there really is nothing to do but unpack your latest food delivery.

The family bathroom is a modern space that will wake up in a morning, with the option of a shower wrapped in a glass cubicle or a bath to soak away the aches of the day. A circular white hand basin, black tap wear with vanity unit all match in with the neutral tones of the tiles. Plantation shutters and a window to the rear add to the privacy. The WC is in a separate space adjacent to the bathroom and presented in white with matching tiles.

Accessed from the kitchen is a dedicated laundry area, with bench storage, space for a washing machine and base and upper cupboards with access to the rear patio and garden too.

The car port doubles up as a comfortable outdoor alfresco area, ideal for grabbing a coffee on a wet day, but also provides access to the rear where you'll find a fitted workshop/storage area, with built in shelving – ideal for a second fridge & wine store.

Accessed from the rear of the kitchen and laundry area, the patio is a perfect opportunity to enjoy a morning coffee or family barbeque with the feeling of rural living as you look through the trees and down to the lower garden, and on to the creek. The patio also features a tap and water tank to help with garden maintenance. Stepping down the walkway to the lower garden, you'll feel miles away from suburban life as you settle into your chair on the lawned garden amongst the lemon trees, and agapanthus – listening to bird song.

Education is such an important part of any home purchase and here you are situated in one of the most desired school zones in Adelaide, with zoning for Linden Park Primary School & Glenunga International School. Other options, such as Seymour College, Pembroke School and Loreto College are all only a short drive away.

The nearest transport options can be found on Portrush Rd, where you can pick up the circular 300 or 140 & 144, with the 147 running along Dashwood Rd and Devereux Rd to the city. With the CBD or Adelaide Hills in equal range along Greenhill Rd.

Nearby, you have many options to fill your time, with the nearest shopping being located at the newly extended Burnside Village with the likes of Coles, alongside 100+ specialist shops. Outside space is high on the agenda in the foothills, with walks in the Adelaide Hills up to Mount Osmond, or the Beaumont Walking trail. Mount Osmond Golf Course is also only a few minutes drive away. Other options such as Norwood Parade or Glen Osmond Road are only a short drive away.

The property also has plans stamped by Burnside council as Planning Consent Granted to extend the home to the rear by a further 84sqm. Application Number 23009148

AUCTION 6th SEPT 2025 at 1pm

- 3 Bedrooms
- Living Room
- Modern Kitchen & Laundry
- Wooden Flooring throughout the living areas
- Plantation Shutters
- Sash Windows
- Carport and parking for an extra vehicle
- Patio & Private Garden with mature plants and trees
- Linden Park Primary School zone
- Glenunga International School zone
- Close to Burnside Village
- Hills Neighbourhood
- City of Burnside
- Torrens Title
- Stamped Plans to Extend by 84sqm
- CT5871/436

The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine&Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction.

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