

**1 & 2/75 Alexandra Street, Prospect, SA 5082**



**House For Sale**

Thursday, 1 February 2024

1 & 2/75 Alexandra Street, Prospect, SA 5082

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Peter Kiritsis



Jordan Ekers  
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## Auction On Site Saturday 17th Feb @ 4pm

Upcoming Inspections // Saturday 3rd February 10:00am - 10:30am // Tuesday 6th February 5:30pm - 6:00pm\*Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections\*Earn now, dream later. It's a chance worth taking on a 700sqm\* Torrens titled block boasting a character pair, two steady incomes, and the allotment leverage for so much more...With a combined rental stream, this detached duet in a prized tree-lined pocket presents an opportunity unmatched anywhere right now, let alone walking minutes to both retail-rich Churchill Road and trending Prospect Road precinct.You can almost smell the coffee. Superbly aligned for acclaimed cafes, global cuisine, cinemas, retail, city buses and trains, each dwelling suits the couple, singles, downsizers, or perhaps even tenancies seeking separate, dual-occupancy accommodation with live-in children or parents.Residence 1 in its c1948 Art Deco double brick design features 3m ceilings, 3 carpeted bedrooms, single undercover parking, and ducted reverse cycle air conditioning to its basic yet spacious footprint.Residence 2, a 2-bedroom layout and a much later build, offers split system comfort and undercover parking for up to 3 cars within its low care, rear of block position. Both tenancies expire mid to late February 2024 meaning the time to act is now to secure what could become the blueprint of an all-new and exciting dream development.Whether you renovate both to amplify their rental returns, or level the allotment for a new dual home complex or a singular lifestyle design\* there's arguably no better near-city suburb in which to flex your crystal ball vision...An invaluable duet in an unrivalled position = everything investment dreams are made of. What a pair, what a prospect:• Torrens titled allotment featuring 2 detached units • Zoned for Prospect Primary School, Adelaide & Adelaide Botanic High School• A quick bus or train trip to Adelaide Universities• Walking minutes to the Churchill Road mega retail precinct & restaurant-rich Prospect Road • Renovate, rebuild, redevelop\*\*Subject to usual council consentsResidence 1:• Double brick Art Deco design c1948• 3 carpeted bedrooms (Bedroom 1 with BIR's)• Ornate Art Deco ceiling rose• Spacious living room• Open plan upgraded kitchen• Large rear iron garage with studio• Ducted R/C A/C• Tenanted at \$405 per week until 26th February 2024.Residence 2:• Private rear position • Undercover parking for up to 3 cars• Split system R/C A/C system to living room• Large kitchen• 2 bedrooms (Bedroom 1 with BIR)• 2-way ensuite bathroom• Rear garden shed• Tenanted at \$270 per week until 19th February 2024.\*We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.