

1-22/45 Angas Road, Hawthorn, SA 5062



Block Of Units For Sale

Friday, 24 May 2024

1-22/45 Angas Road, Hawthorn, SA 5062

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 44 m2

Type: Block Of Units



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Offers Close Mon, 17th Jun - 1pm (usp) Twenty two single-bedroom units on some 4000sqm (approx) overlooking Price Memorial Oval. A development opportunity of momentous proportions. A world of possibilities in a highly sought after locale near the likes of Mitcham Square and some of Adelaide's most esteemed colleges and public schools. No, you're not dreaming. What has long belonged to AnglicareSA and operated under the community housing scheme has now been released for public consumption, giving prolific developers the scope to either bring these 1960's homes into the 21st century or divide, build and conquer the site from the ground up (STPC). Each dwelling features one spacious bedroom and bathroom, heating/cooling provisions, functional kitchen, off-street parking for many, all in a relatively low-maintenance landholding. Some modest cosmetic updates will likely have eager renters queueing on Angas Road. Just a short walk from Mitcham Square and Cinema, Kingswood Oval, Mitcham Library, Scotch College and public transport for lightning fast connection to the CBD, opportunities of this scale simply don't come around at all, let alone in a location like this. Time to call the council. Features we love...- The scope to update the dwellings and create a high-return rental roll - Large-scale development opportunity subject to planning consent - Huge approx 4000sqm of land, with 40.08m frontage and depth of 101.22m- Minimum frontage for a detached dwelling is 15m, a semi-detached dwelling is 9m and a group dwelling is 12m- Minimum site area required for a detached dwelling is 550sqm, a semi-detached dwelling is 450sqm and a group dwelling is 450sqm- Maximum building height for development is 8m and no more than 2 levels- Multiple off-street carparks and wide driveways/access to rear - Ideally placed directly opposite a sporting oval and playground - Walking distance from bus and train stops, local library - Moments from Unley High School and Mitcham Girls Primary School - Less than 10 minutes from the CBD - Zoning - Established Neighbourhood (EN)CT Reference - 5203/427Council - City of MitchamCouncil Rates - \$348.60 pa per unitSA Water Rates - \$559.30 pqEmergency Services Levy - \$310.75 paLand Size - 4056m² approx.Total Build area - 44m² ea approx.All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice.OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275 403