

1 Invergowrie Avenue, Highgate, SA 5063

Sold House

Wednesday, 3 April 2024

1 Invergowrie Avenue, Highgate, SA 5063

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 696 m²

Type: House



Cory Mayo

\$1,320,000

Best Offers by 2pm 19th April, Unless Sold Prior. Inspections by appointment only, please contact the agent for viewing. Located in one of Adelaide's most prestigious inner suburbs, this stone-fronted bungalow is a real Hidden Gem. Sitting proudly on a regular 696 square metre allotment, on this tree lined street in sought-after Highgate. This large floorplan offers 3 bedrooms, 1 bathroom, separate lounge/dining areas, an additional sitting room and study, and a generous backyard, providing infinite opportunity for renovators, downsizers or investors. What we love - 696sqm Torrens title allotment (approx.) in a glorious tree-lined street - 15.24m frontage - Modern era bathroom & separate toilet - Split system air-conditioning - Plenty of storage throughout with Built in robes - Telstra NBN - hybrid fibre coaxial - Spacious backyard with well-established gardens - Ample undercover spaces with carport for 2 cars - Rainwater tank - Rear shed Position perfect - Highgate Primary, Lady George Kindergarten and Concordia College all within walking distance, close to Mercedes, Walford and Scotch Colleges. Local shopping includes Burnside and Unley Shopping Centres, and popular Frewville Foodland. A 10 minute drive to the city. The property presents as the perfect opportunity to buy into one of Adelaide's finest suburbs at a more affordable pricing point. There is also plenty of scope to renovate or extend the home to your liking. You may also wish to explore other redevelopment options given the prime land holding of 696 sqm (app). Opportunities like this are very rare in an area like Highgate so please don't hesitate to register your interest. This property is for sale by best offer closing 2pm Friday 19/04/2024. For more information or to view the property please contact the agent. CT 5091 / 798 Council / City of Unley Zoning / EN - Established Neighbourhood Built / 1925 Land / 696m² Frontage / 15.24m Council rates - \$2065.85 pa SA Water Rates - \$243.05 pa Emergency Services Levy - \$216.30 pa All development enquiries and site requirements should be directed to the local govt. authority. *Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate however and we accept no liability for any errors or omissions including, but not limited to the property's land size, floor plans & dimensions, build size, building age, condition or any other particulars. Interested parties should always make their own inquiries and obtain their own legal advice. Cory Mayo Real Estate RLA 321975