

103 Grant Avenue, Toorak Gardens, SA 5065

House For Sale

Wednesday, 7 February 2024

103 Grant Avenue, Toorak Gardens, SA 5065

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 1136 m2

Type: House



Bonnie Whyte
0409300195



Steve Alexander
0411755985

Auction - Friday 8th March @1230pm

Positioned in one of Adelaide's most desired pockets in the eastern suburbs and situated amongst other prestigious homes, this iconic residence is ready for an exciting future. The landmark home is set on a sizeable allotment of 1,136 sqm approx. with a broad frontage of 22.25 meters, and wonderful north-facing rear aspect. Built in the 1920's, this grand residence welcomes you with a beautiful façade maintaining character features of its era. It presents a remarkable opportunity for a complete transformation and overhaul for the next stage of its life, to revive and renovate into a luxurious family home soaking up every inch of its sprawling 1,136sqm land holding (subject to necessary consents). The hard work has been done for you, the property will be sold with planning approval, which includes the subdivision and construction of two stunning multi-level Torrens Title residences. What a wonderful opportunity to build two luxury homes with the ability to live in one then sell the other or enjoy both as multi-generational families living side by side. Currently, the home consisted as four individual units, with an exceptional and rare investment opportunity offering outstanding cashflow returns for those looking to rent out while deciding what to do. Whether you're seeking a renovation project to create a luxury family home on large allotment, or an outstanding development opportunity to build two luxury multi-level homes, or even a rewarding investment property with solid yields...it's your choice!

Option 1 – Renovate the current residence into a luxury family home (STCC)
Option 2 -Utilise the current planning approval to build 2 multi-level Torrens title homes - Plans available on request
Option 3 – Currently disposed as 4 units, enjoy the rewarding cashflow returns

103 Grant Avenue promises a dream family future with significant potential and multiple options just moments away from the CBD, Victoria Park Pakapanthi, redeveloping Burnside Village and the cosmopolitan Norwood Parade. Enjoy coveted zoning to outstanding primary and secondary schools, Rose Park Primary School and Marryatville High School, within easy walking distance. Plus, Adelaide's finest private schools are nearby, including Prince Alfred College, Pembroke School, St. Peter's Girls School, St. Peter's College, and Seymour College. 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.