

11 Short Street, Mansfield Park, SA 5012



House For Sale

Wednesday, 12 June 2024

11 Short Street, Mansfield Park, SA 5012

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 727 m2

Type: House



Penny Papazis
0405382460



Paul Denisoff
0425767091

AUCTION ON SITE, Thurs 20th June at 5.30pm

Auction Thursday 20th June at 5:30pm onsite (USP) Paul Denisoff and Penny Papazis of eXp Realty are excited to introduce to the market this exceptional opportunity to acquire this solid brick home located in a "no through" quiet street in this increasingly favourable location sited on a large 727 sqm allotment (approx) of prime residential land. Featuring a fantastic floorplan, large living, spacious kitchen/dining, 3 double sized bedrooms, extensive shedding and undercover entertaining area overlooking lush green gardens and lawns. Secure lock up and off street parking for multiple vehicles, extensive outhouses and sheds. Perfectly located close to all amenities, within easy reach of local reserves and transport, only 12 km to the Adelaide CBD, this home will suit a myriad of buyers from first home owners, couples, young families, renovate/develop/build new or a great "hold & rent" for the astute investor. Enjoy all the shopping and entertainment that Arndale Shopping Centre and Churchill Centre has to offer. Regency Park Golf Course, The Parks Recreation and Sports Centre and a variety of local parks are all nearby. Additionally in close proximity to a variety of excellent public and private schools, including Woodville Gardens School and St Patrick's School. Features you will love: * Circa 1962 solid brick in construction * Torrens Titled 727m2 allotment | 16.46m frontage (**Approx) * High ceilings and large entry hall * Wooden floors throughout living areas * 3 x good sized bedrooms * Large lounge room with good natural light and dining area alcove * Functional eat-in kitchen * Wood floors throughout living area * Terrazzo bathroom with bathtub and separate shower alcove * Large laundry * Extensive grassed areas * Outhouses and sheds * Potential to add further value * Lock up garaging and off street secure parking for multiple vehicles * Potential for development (Subject to Council Planning Consents) **If a land size is quoted it is an approximation only. To be Auctioned on site: Thursday 20th June @ 5.30pm. Contact Paul Denisoff or Penny Papazis today to register your interest! Specifications: CT | 5687/438 Council | City of Port Adelaide Enfield Zoning | GN - General Neighbourhood Built | 1962 Land | 727 sqm (approx) **Council Rates | \$1,104 per annum SA Water | \$158.63 per quarter ES Levy | \$133.15 per annum ***Regarding price. The property is being offered to the market by way of Auction, unless sold prior. The vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection ***RLA 300185 Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. "The vendor statement may be inspected 3 consecutive days preceding the auction by contacting the marketing agents and at the auction 30 minutes prior to Auction commencement."