

118 & 118A Anzac Highway, Glandore, SA 5037

NOAKES
NICKOLAS

House For Sale

Friday, 24 May 2024

118 & 118A Anzac Highway, Glandore, SA 5037

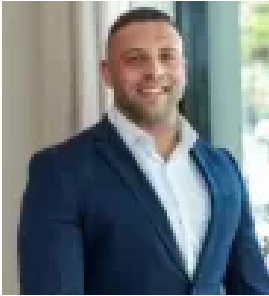
Bedrooms: 7

Bathrooms: 2

Parkings: 4

Area: 1253 m2

Type: House



Jorden Tresidder
0881663989



Casey Grigg
0422592852

Expression of Interest By 17/06 (USP).

Expression of Interest by Monday 17th June at 1pm (Unless Sold Prior). Sure to be an exciting prospect for the astute developer, these two allotments are set over individual Torrens-titles to equal an astounding 1,253sqm of land within the Urban Corridor 'Boulevard' Zone, offering a multitude of future opportunity just moments from the CBD (STCC). Currently boasting separate dwellings, number 118 holds a c1900 character home of four bedrooms and one bathroom, whilst 118A offers a c1948 residence of three bedrooms. Presented to ensure a great rental return whilst you get the necessary plans in place or holding solid bones to inspire a renovation – these properties not only offer incredible versatility but a location that can't be beat. Perfectly positioned to take advantage of highly sought local schooling, shopping amenities and multiple modes of public transport that easily connect you to the short 3km distance to the CBD and 6km to Glenelg beach straight down Anzac Highway - act now to secure this unmissable opportunity in ever-popular Glandore. *Please contact Jordan on 0478 727 400 to organise an inspection. The finer details:- Two Torrens-titled allotments- Build up to 3 levels or 12.5m (STCC)- #118 = 797sqm- #118A = 456sqm- Total 41.15m frontage to Anzac Highway- Dual access & 47.27m frontage from Grosvenor Street- Option to purchase separately or together- Bus on your doorstep & 650m to South Road tram stop- Less than 3km to the city- Zoned for Black Forest Primary, Adelaide & Adelaide Botanic High Schools- In the catchment for Glandore Community Kindergarten- Just 6km straight down Anzac Highway to Glenelg Beach - Moments to Kurralta Central, Froth & Fodder, Immanuel College & Castle Plaza Land Size: 1,253sqm Frontage: 41.15m Year Built: 118, c1900 - 118A, c1948 Title: Torrens Council: City of Marion Council Rates: TBASA Water: TBAES Levy: TBA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.