

**12 Louisa Street, Goodwood, SA 5034**



**House For Sale**

Thursday, 4 April 2024

12 Louisa Street, Goodwood, SA 5034

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 445 m2**

**Type: House**



Nick Ploubidis

0423840514

**AUCTION: Saturday 20/04/24 at 1pm (USP)**

Auction Location: on site A flat, square piece of land in a highly desirable part of Goodwood with a Circa 1964 conventional home. Explore the potential of renovating the existing home and extending into the rear yard (STCC). Or knock it over and build the cosmopolitan lifestyle meters away from King William Road. Keep it or lose it, whatever you choose for the home, you are certainly acquiring a very solid future. Some of Adelaide's most desirable eateries, bars and shopping a short walk away. Public Transport to the CBD via tram or bus is more easily accessed. Zoned for Glenunga International and some of our state's most desirable private schools are within striking distance. Tenanted until 6 July 2024. AUCTION: Saturday 20th April at 1pm, on site (USP). CT: Volume 5846 Folio 46 Council: City of Unley Council Rates: \$1,727.80 per annum (approx) Water Rates: \$215.42 per quarter (approx) Land Size: 445 square metres (approx) Year Built: 1964 (approx) To register your interest or to make an offer, scan the code below:  
<https://prop.ps/l/xGl95ELdafGr> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Nick Ploubidis to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.