

12 Raggatt Crescent, Mitchell Park, SA 5043



Sold House

Wednesday, 8 May 2024

12 Raggatt Crescent, Mitchell Park, SA 5043

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



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\$997,000

Located within the desirable suburb of Mitchell Park, this property epitomises the renovator's dream while also offering an abundance of redevelopment potential on a substantial 706 square metre block (approx) with subdivision approval already obtained from the City of Marion Council. Enviably located near the beach, city centre, shopping precincts, and quality schools, it's a haven for those seeking both convenience and lifestyle appeal. Upon entering, you're greeted by a spacious open-plan living and dining area, providing a versatile backdrop for modern living and entertaining. Bathed in natural light, this inviting space offers endless possibilities for customisation, allowing you to tailor it to your individual taste and lifestyle requirements. The generously proportioned kitchen boasts ample room and storage space, catering to the needs of culinary enthusiasts and busy households alike. This well-appointed kitchen serves as the perfect hub for culinary creativity. With three large bedrooms, each offering their own spacious retreat, the home ensures ample accommodation for family living or hosting guests. Serviced by the main bathroom, which features a separate shower and bathtub, every aspect of comfort and convenience is thoughtfully provided for. Stepping outside, the rear yard beckons with its expansive grassed space, ideal for outdoor activities and leisure pursuits. A large undercover entertaining area sets the stage for alfresco dining and relaxation, while a sizable shed and double garage offer additional storage and utility options. Beyond its current features, the property's true potential shines through in its scope for renovation or complete rebuild, subject to council approval. Whether you're inclined to refurbish the existing home or embark on a new construction project, the possibilities are limited only by your imagination. Location serves as the ultimate highlight, with Westfield Marion nearby for all your shopping needs, while Flinders University and Medical Centre are just a short drive away. Convenient access to Mitchell Park Railway station ensures effortless commuting into the CBD, while families will appreciate the proximity to prestigious schools such as Westminster School, Sacred Heart College, and Immanuel College. In summary, this property in Mitchell Park offers a rare opportunity to create your dream home (STCC) in a coveted location, combining lifestyle convenience with untapped potential. Whether you're a savvy investor or homeowner with a vision for transformation, seize the chance to make your mark on this prime piece of real estate.

What we Love:

- Redevelopment approval already obtained from the City of Marion Council
- Located in sought-after Mitchell Park suburb
- Spacious 706sqm (approx) block
- Large open-plan living and dining area
- Well-appointed kitchen with ample room and storage space
- Three large bedrooms, each offering spacious retreat
- Main bathroom with separate shower and bathtub
- Rear yard with plenty of grassed space
- Large undercover entertaining area
- Sizable shed for additional storage
- Double garage for convenient parking
- Ideal canvas for renovation or complete rebuild
- Close to Westfield Marion for shopping needs
- Short drive to Flinders University and Medical Centre
- Nearby Mitchell Park Railway station for CBD access
- Proximity to prestigious schools like Westminster, Sacred Heart, and Immanuel College

Auction: Sunday, 26th May 2024 at 2.00pm (USP) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.