

124 HINDMARSH ROAD, Murray Bridge, SA 5253



House For Sale

Tuesday, 9 April 2024

124 HINDMARSH ROAD, Murray Bridge, SA 5253

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 1200 m2

Type: House



Ricky Flynn

\$335,000-\$365,000

Welcome to 124 Hindmarsh Road, Murray Bridge, where the allure of a cozy 2-bedroom home meets unparalleled development potential. Nestled in a tranquil neighbourhood, this property offers a serene escape with the convenience of city proximity. However, the real opportunity lies in its untapped future potential, highlighted by recent council developments and infrastructure plans. Beyond its inviting open-plan living area, modern kitchen, and spacious backyard, 124 Hindmarsh Road stands as a canvas for visionary expansion. The property has secured approval for a 60m² shed, offering immediate utility and flexibility. Furthermore, preliminary explorations into property extension reveal just the tip of the iceberg for what's possible here. With Murray Bridge Council's plans indicating a move to extend SA Water Sewerage lines closer, the potential for subdivision emerges, subject to the right approvals. This strategic upgrade not only promises enhanced living convenience but also opens the door wide for substantial value addition through strategic development. Imagine the possibilities: from expanding the current dwelling to harnessing the land for new construction projects, the scope is as broad as your vision. The prospect of sewerage access brings this property to the brink of a developmental breakthrough, inviting you to be the architect of its transformation. As it stands, 124 Hindmarsh Road is more than just a home; it's an opportunity ripe for the taking. Positioned perfectly for those looking to invest, develop, or create their dream home in an evolving community, this property is a launching pad to a future of possibilities. Embrace the chance to shape its next chapter. Contact us to discover how you can realize the potential of this exceptional property. Unsure about what can be done at this address, review what policies apply to development at this address via PlanSA or reach out to the Murray Bridge Council. Local attractions: Close to Swanport Hotel 900 M walking distance Bunnings 3 km - also Hindmarsh Rd Bridgeport Hotel 4.7 km Ambulance Station 850 M Thomas Foods 16.7 km 20 min PLEASE NOTE: While we have done our best to convey the current owner's disappointment in not being able to fully take advantage of this property's potential, you will need to make your own enquiries into the untapped potential awaiting you with this opportunity. Year Built | 1973 Land Size | 1205 m² Frontage | 37 m Zoning | TBC Type of Title | TBC Local Council | THE RURAL CITY OF MURRAY BRIDGE Easements | TBC Council Rates | TBC Strata/Body Corp Rates | N/A Water Rates - Supply | TBC Water Rates - Sewerage | TBC ESL | TBC Likely Rental \$320-\$340 Per Week _____ If you don't want to miss your opportunity to view this property and make your interests known, the quickest way to book a viewing and/or make an offer is to submit an enquiry from this site (get in touch button). _____ Real People Real Estate have implemented extra precautions to our weekend inspections and private viewings to ensure the health and well-being of our clients, the community and our team as this is extremely important to us. We ask that if you display any cold or flu-like symptoms to please contact the sales consultant directly to discuss alternate ways to view this property, feel free to also contact the sales consultant if you have any further questions or concerns. As for now, stay safe and we will see you at the open inspections. DISCLAIMER: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors nor their Agent can accept responsibility for error or omissions. Interested parties should make their own inquiries and obtain their own legal advice. All inclusions and exclusions must be confirmed in the Contract of Sale. RLA 310854