

13 Kathleen Street, Dover Gardens, SA 5048



Real Estate

House For Sale

Thursday, 16 November 2023

13 Kathleen Street, Dover Gardens, SA 5048

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 835 m2

Type: House



Ocean Li

0433381097

Best offer by 5pm, 5th Dec (USP)

Welcome to a property that not only promises immediate returns but also presents a compelling opportunity for future growth. Situated on a generous 835 sqm land parcel with an impressive 24.5 meters frontage, this property is a canvas for your investment aspirations.

Key Features:

- Land Potential:** Boasting 835 sqm of prime land, the property offers a substantial 24.5 meters frontage, providing an ideal canvas for the construction of 2 or 3 new houses (STCA). This is a rare opportunity for developers or those looking to expand their property portfolio.
- Rental Income:** Currently, the property enjoys a robust rental income of \$940 per fortnight, with a secure tenancy in place until October 2024. This makes it an attractive proposition for investors seeking immediate returns while having the foresight to capitalize on future development potential.
- Condition and Comfort:** The existing dwelling is well-maintained and in good condition, featuring 3 bedrooms, 1 bathroom, and two spacious living areas. The expansive kitchen adds to the charm, making this property suitable for various lifestyle preferences. The living area is equipped with a split air-conditioning system, ensuring comfort year-round.
- Strategic Location:** This property is within walking distance to Marion Shopping Centre. The renowned Brighton Beach is a mere 3-minute drive away, providing a perfect escape to sandy shores. Additionally, it is located with a 10-minute drive to Flinders University and Hospital, making it an excellent choice for potential tenants or future homeowners.

In summary, this property is a dual delight - an immediate income generator and a canvas for future development. Whether you're an astute investor or someone with a vision for creating multiple residences on a prime piece of land, this property ticks all the boxes. Don't miss the chance to secure your slice of potential in this sought-after location.

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