

**13 Miller Street, Sturt, SA 5047**

**HARRIS**

**Sold House**

Friday, 3 November 2023

13 Miller Street, Sturt, SA 5047

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1050 m2**

**Type: House**



Sam Bennett  
0883342700



Kevin Renard  
0883342700

**\$852,000**

Auction 5:30pm Thursday 16th November 2023 Welcome to 13 Miller Street, Sturt - a unique and versatile property with a rich history dating back to 1955. This charming home sits on an impressive 1,050sqm corner allotment, making it the perfect opportunity for developers, investors, renovators, or those seeking dual living arrangements. The potential within this property is boundless, and it's an ideal canvas for your real estate dreams. Beyond the existing features, this property presents exciting subdivision potential (STCC) with impressive frontages. The advantage of two street frontages opens the door to various possibilities. You could build one for yourself and explore the opportunity to sell the others, creating a real estate investment that will reap benefits for years to come. The dual living aspect of this property is a standout feature, with two homes seamlessly combined under one roof. The first residence offers 3 spacious bedrooms, a well-appointed bathroom, and an open-plan living and kitchen area. In the second residence, you'll find 2 comfortable bedrooms, an additional bathroom, a kitchen, and a separate living area. All bedrooms in this property are generously sized, providing ample space for relaxation and privacy. Retaining its original charm, this home exudes character and potential. One of the bathrooms has been thoughtfully updated, while the other remains in its original condition, both with separate toilets. The property also offers the convenience of two carports and a double garage for easy parking. The expansive outdoor space beckons for landscaping and outdoor activities. Beyond the property itself, the location is unbeatable. Just a stone's throw away from Westfield Marion, you'll enjoy easy access to shopping, dining, and entertainment. A bus stop is conveniently located a mere 70 meters from your doorstep, ensuring stress-free commutes. For everyday essentials, Darlington Foodland is just at the end of the street. This is a rare opportunity to make your mark in the real estate landscape. Whether you're looking to develop, invest, renovate, or create a dual living oasis, 13 Miller Street, Sturt offers the canvas you need. The blend of character and modern possibilities is truly unique. Don't let this opportunity slip through your fingers - seize your chance to own a piece of Sturt's history today.

Specifications: CT / 5680/18 Council / Marion Zoning / GN Built / 1955 Land / 1050m<sup>2</sup> Council Rates / \$2,082.00 pa Emergency Services Levy / \$166.40 pa SA Water / \$192.40 pq Estimated rental assessment / \$450 - \$495 per week / Written rental assessment can be provided upon request

Nearby Schools / Darlington P.S, Seaview Downs P.S, Marion P.S, Warradale P.S, Seaview H.S, Springbank Secondary College

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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409