

**13 Rodney Avenue, Tranmere, SA 5073**



**Sold House**

Friday, 8 March 2024

13 Rodney Avenue, Tranmere, SA 5073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 697 m2**

**Type: House**



Rocco Perre  
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## Contact agent

Nestled in the vibrant and dynamic locale of Tranmere, 13 Rodney Avenue beckons those with a vision and creative flair. This 1960s-built property unfolds as an extraordinary canvas, offering the potential for either a captivating development or meticulous renovations (subject to necessary council consent). Tailoring itself to your aspirations, this residence presents a rare and versatile opportunity. Occupying a substantial 697 sqm (approx.) allotment with a frontage of 18.75m, the flexibility of this property invites exploration of various possibilities. Boasting three bedrooms, a renovated open-plan kitchen and dining area, an enclosed lounge, and a full-sized bathroom, the generous proportions of both the house and the land inspire the realisation of your dream home or the pursuit of development ventures, promising a lifestyle of comfort and sophistication. Strategically located mere minutes from Firlle Plaza, where the convenience of Coles, Kmart, eateries, Chemists, and a variety of shops simplifies your daily errands. Furthermore, a brief 10-minute drive effortlessly transports you to The Parade, Norwood, unveiling an array of restaurants, shops, and leisure activities at your fingertips. Zoned to Norwood Morialta School and East Torrens Primary School, this property caters to the needs of growing families, ensuring a prime educational setting. Accessible public transport is also within easy reach, adding to the overall convenience. An exclusive opportunity awaits you to become part of the evolving landscape of Tranmere, where your vision of refined living can transform.