

14 Dudley St, Mansfield Park, SA, 5012

Sold House

Friday, 19 May 2023



14 Dudley St, Mansfield Park, SA, 5012

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Anthony Fonovic

0872252525

Expansive Family Home With Loads Of Potential

Anthony Fonovic & Tim Morris Real Estate are proud to present this solid brick Basket Range fronted 1968 home perfect for the 1st homebuyer looking to get their foot in the property market, growing family looking for more space to spread their wings, the investor looking to increase their investment portfolio with an excellent yielding rental, or developer looking for an excellent subdivision opportunity (STC).

This enormous home offers a great size kitchen & adjoins the formal dining room offering enough space to accommodate the largest of families.

The large windows featuring at the front home fill the huge family & lounge room with natural sunlight & offer ample space for the family to share precious time together as well as the master bedroom that also offers a TV screen & reverse cycle air-conditioner for all year-round-comfort. All bedrooms are of generous size & bedroom 3 boasts R/C A/C.

The main bathroom offers a vanity, bath & large shower alcove. The 2nd bathroom a shower & for family convenience this home boasts 2 toilets & centrally located laundry.

The back yard is perfectly sized to accommodate your own market garden large enough to provide fresh produce for the entire family, leaving leftovers to share with you neighbours. Alternatively, you have the perfect amount of space to create a luscious green lawn area for your children to safely play & the pets to run.

This huge solid built 3-bedroom home is move in ready yet offers scope for further improvements to create some excellent value over time. Alternatively take advantage of the large 661sqm (approx) allotment to start again & build your dream home (STC) or capitalise on the wide 30m (approx) frontage to subdivide & build 2 (STC).

Other features you'll love include:

- Solar electric system with good feed-in tariffs
- R/C air conditioning
- Large electric storage hot water
- Roller shutters to front windows
- Linen storage to hallway

This home is conveniently located with & a wide range of restaurants, casual eateries & local pubs offering almost any cuisine you could want for. Armada Shopping Centre & Hoyts Cinema are also located close by.

SPECIFICATIONS

Year Built: 1968

Land Size: 661sqm (approx)

Council: Port Adelaide Enfield

Council Rates: \$ T B A pq

Water Rates: \$ T B A pq

Sewerage Rates: \$ T B A pq

ESL: \$ T B A pa

Estimated Rental: \$420pw

The accuracy of this information cannot be guaranteed & all interested parties should seek independent advice.

RLA 274675