

**15 Dunluce Avenue, Brighton, SA 5048**



**Sold House**

Tuesday, 15 August 2023

15 Dunluce Avenue, Brighton, SA 5048

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1975 m2**

**Type: House**



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**\$3,100,000**

A rare opportunity for those looking for a site with scale, this substantial 1975sqm (approx) parcel of land is set just a few homes to the sandy Brighton Beach and just a stones throw to Jetty Road. The generous frontage of 20.8m allows for your choice of up to 4 dwellings subject to necessary council consents. Surrounded by quality homes, Dunluce Ave is one of the most sought after streets in Brighton. Perfect for those those looking to build their dream forever home, the site provides the opportunity to encompass a desirable North/South tennis court and plenty of room for a pool and possibly a guest house (subject to consents). Currently comprising a modest home that would require substantial renovation to rent out, in-ground pool & grass tennis court. With the beach down the end of the road and walking distance to Jetty Road Brighton, this is a highly desirable bluechip location. Situated just a short walk to Sacred Heart College, Brighton Secondary, McAuley & Brighton Primary with other quality schooling options including St Peters Woodlands, Immanuel College & Westminster just a short drive away. Property Specifics: Zoning / Established Neighbourhood Year Built / 1948 Land Size / 1975sqm (approx.) Council / City of Holdfast Bay Council Rates / \$3,904.10 per year ESL / \$340.80 per year CT / Volume 5504 Folio 42 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. RLA 239101