

**17 Joan Av, 104, 106 Cliff Street, Glengowrie, SA
5044**



Sold House

Thursday, 1 February 2024

17 Joan Av, 104, 106 Cliff Street, Glengowrie, SA 5044

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 700 m2

Type: House



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Contact agent

On offer are three homes on the corner of Joan Avenue and Cliff Street totalling approx 2,125 sqm of prime land in highly sought after Glengowrie. Each home offers the potential for renovation, build the family home or simply extend the existing tenancy and enjoy the income. Explore the ability to build up to 8 dwellings across all three (STCC). To be sold individually or together. Zoned General Neighbourhood.

17 JOAN AVENUE: Built: 1960, 700sqm approx with 19.13m frontage Features 3 bedrooms, 1 bath and lock up garage. Separate lounge/dining, updated kitchen and generous bedrooms. The undercover verandah and large back yard are perfect for the Sunday BBQs and a hit of cricket or kick of the footy with the kids. Currently Leased at \$500 per week to March 10, 2023. Tenant has indicated their intent to renew lease. CT: Volume 5794 Folio 435 Council: City of Marion Council Rates: \$2,117.27 per annum (approx) Water Rates: \$197.00 per quarter (approx)

104 CLIFF STREET: Built: 1960, 700sqm approx corner allotment, 18.28m frontage Features 4 bedrooms, separate dining lounge area. New kitchen. Lock up garage plus carport for second car. Large undercover verandah and shed in the large rear yard. Sunlight fills virtually every room being on the corner. Currently leased at \$470 pw Periodic. Tenant has indicated their intent to renew lease. CT: 5794 Folio 437 Council: City of Marion Council Rates: \$1,984.94 per annum (approx) Water Rates: \$189.33 per quarter (approx)

106 CLIFF STREET: Built 1959, 725 sqm approx. 18.29m frontage Stone fronted home, featuring 3 bedrooms, 1 bathroom and single lock up garage. Timber floor boards, updated kitchen, undercover verandah to the large rear yard. Currently vacant. CT: Volume 5098 Folio 963 Council: City of Marion Council Rates: \$2,223.13 per annum (approx) Water Rates: \$203.14 per quarter (approx) Glenelg beach just over 2kms away, walk to the beach, walk to Jetty Road. Surrounded by a number of take away restaurants and shopping. Zoned for Glenelg Primary and a selection of Private Colleges within striking distance. Ticking all the right boxes here for a very solid future. Options and Opportunity are plentiful! For sale by Expressions of interest, closing Wednesday 21st February at 12pm (USP). The Vendor will consider each offer based on its own merit. We welcome offers for one individual dwelling or all three together. The Vendor reserves the right to sell the properties prior to the Expressions of Interest Close date. Inspection is for all three properties. (1,000,000 - \$1,100,000) per dwelling To make an offer: <https://prop.ps/I/UdiOH880YHmu> (Please copy and paste the link into your browser)