

175 Main Road, Blackwood, SA 5051

GIORDANO
& PARTNERS

House For Sale

Friday, 10 November 2023

175 Main Road, Blackwood, SA 5051

Bedrooms: 3

Bathrooms: 4

Parkings: 5

Area: 1738 m2

Type: House



Ross Smith

0400224998



Anthony Hurl

0419838841

EOI Closes 11th December at 12pm

Perfectly positioned astride the bustling commercial corridor of Main Road, Blackwood, and situated on a rare enormous allotment of approx. 1,738sqm on three titles, is a mixed use site inclusive of two income producing commercial tenancies, a residential dwelling with huge potential to redevelop and prosper (STCC). Boasting a wide 24.94m frontage to Main Road, the two commercial tenancies (of 88sqm and 91sqm internally respectively) are occupied by long term tenants H&R Block tax accountants and Adelaide Art Therapy, which are currently returning a combined annual rental income of \$46,390.64 with the option of reviewing the current rents. Each tenancy comes with an off street car parking space to the rear of the building. Strata Titled, the allotments are bisected by a communal driveway leading between the two commercial tenancies to a secluded and private Mid Century Modern residence. Enveloped in lush and verdant mature gardens with automatic sprinkler system, and designed by renowned architect Per Sorensen, the home features 3 spacious bedrooms, 2 bathrooms, 2 large rainwater tanks, 3kw solar system and undercover parking for two vehicles. Surrounded by a multitude of local shops, cafes, bars and restaurants which make up the thriving Blackwood commercial district, the property has public transport routes on its doorstep, is a short walk from local schools and is an approx. 20 minute drive to the CBD. For sale via Expression of Interest as a whole or in parts, this property presents as a rare opportunity for savvy investors to maximise profits, developers to drive future growth and occupants of the residential dwelling to secure a home on a large parcel of land with a strong and ready-made income stream on-site.