

18 Crampton Street, Fairview Park, SA 5126



House For Sale

Friday, 29 March 2024

18 Crampton Street, Fairview Park, SA 5126

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 773 m2

Type: House



Jessica Buckmaster
0479113389



Liam McDevitt
0430501122

Auction (USP)

The real estate specialists, Jessica Earle and Liam McDevitt at Ray White Walkerville, are honoured to bring this family home to the market. Boasting four bedrooms, a spacious kitchen and dining area, sunlit lounge room with gas fire heater, fresh crisp white paint, all situated on a large block of approximately 773m² in the sought-after inner northern suburb of Fairview Park. Conveniently positioned within a short stroll to Fairview Park Primary and Banksia Park Primary, as well as public transport options, all within a peaceful and quiet foothills neighbourhood. This property on a distinctive corner allotment also presents a golden opportunity to subdivide (STCC). Or utilise the space to park a boat or trailer. This corner block, enveloped in the tranquil ambiance of Fairview Park, offers a harmonious blend of serenity and convenience, with the opportunity to develop 1 into 2, single story side by side, or 1 into 3 - 2 story townhouses, side by side. (STCC). * FOR SALE BY AUCTION, SATURDAY, 20TH APRIL 2024 AT 10:30AM - USP *What we love about this property: • Fresh paint throughout • Built-in robes to 3 bedrooms • Generously sized main bathroom and separate toilet • Ducted evaporative cooling & ducted heating • Huge 773m² corner allotment with large frontage of 30.4m to Crampton Street (approx.) • Large 5.8 x 3.7m shed for storage • Single garage plus plenty of off-street parking • Renovate or extend this quality built home (STCC) • Great investment property with good rental return • Popular location for families with great public and private schools all located close by Specifications: CT | 5483/711 Council | City of Tea Tree Gully Zoning | GN Land | 773 sqm Frontage | 30.4 m approx. (Crampton Street) | 18.2 m approx. (Soutchak Street) Rental Estimation: \$550 - \$600 pw No Easements *Price Guide - The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however, recent sales data will be provided upon request via email and at the open inspections*. For more information, inspection times, or to make an offer prior to the Auction, don't hesitate to get in touch with our agents! Jessica Earle 0479 113 389 Liam McDevitt 0430 501 122 RLA305894