

18 Naomi Terrace, Pasadena, SA 5042



House For Sale

Wednesday, 29 November 2023

18 Naomi Terrace, Pasadena, SA 5042

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 847 m2

Type: House



Joe Marriott
0488451773

Auction

Auction - Saturday December 16th at 12:30pm Joe Marriott and the team at Ray White Colonel Light Gardens are proud to present this modest 1965 home situated on a quiet street in the heart of Pasadena. Prepared for a fresh beginning, the existing footprint is ready to attract first-home buyers, renovators, developers (STPC) or families who are looking to get into the market and establish themselves in an up-and-coming suburb. This property offers a practical layout featuring three bedrooms, a laundry with an adjoining toilet and outdoor access, a kitchen, living and dining area. The outdoor space is designed for enjoyment, with a spacious lawn area, a generously sized storage shed, and two additional garden sheds. Further enhancing its appeal, the property also includes a carport for convenient parking. For those in search of a renovation project, this home offers ample potential for reimagining the floor plan and crafting an impressive extension. Developers pay attention as this property is situated on an approximately 847 sqm allotment, this property presents an opportunity to construct a high-quality home on this site (STPC). This is an ideal opportunity to reside in a welcoming neighbourhood, providing convenient access to excellent schools, local sports facilities, and vibrant shopping hubs in Mitcham, Pasadena, and Marion. Additionally, enjoy the advantage of a quick commute to the CBD, making this property the key to a well-rounded and accessible lifestyle. For first-home buyers, enthusiastic renovators, or developers, this is a must-see opportunity! Benefit from the advantageous zoning to Unley High School, and the convenient proximity to Clovelly Park Primary School, making this the ideal location for families. More reasons to love this home: - Land size 847 sqm (approx)- Kitchen with gas oven- Three bedrooms- Laundry with a second toilet and outdoor access- Large lawn area with mature trees- Opportunity to renovate or redevelop (STPC) Specifications: Title Type: Torrens Titled Year Built: 1965 Lot Size: 847 sqm (approx) Council Rates \$1,578.30 p/a Emergency Services Levy: \$107.65 p/a Water & Sewer Rates: \$180.12 p/q (supply only) 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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.