

18 Shannon Avenue, Glenelg North, SA 5045



Sold House

Friday, 13 October 2023

18 Shannon Avenue, Glenelg North, SA 5045

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 690 m2

Type: House



Paul McGrath
0413001211

\$835,000

RLA 252 299 To finalise a deceased estate. A fantastic opportunity for those wanting to build their forever home on this wide (16.76m) and large (690m²) block that is perfect for a single home. The width does not comply with requirements for a side by side subdivision (Suburban Neighbourhood) meaning that developers will have to work hard to get this one through - if at all. The existing home has done its job - a whole family has wonderful childhood memories, but it may now be beyond salvation - you be the judge. Yes, it is more than liveable for the short term but the design, style and state of repair will probably mean that it won't be here for the long term. Being close to Immanuel College and St Leonards Primary, it is ideal for the younger family. Also, there are no houses on the other side of the road meaning the outlook is so much nicer. Some large trees on site have been assessed (report available upon request) as removable if you wish. Glenelg North is fast becoming the go-to location for those families wanting a great central location at an affordable price. Don't delay - make your offer today. Council Rates: \$1,567.75 pa SA Water: \$769.60 pa + usage ESL: \$166.40 pa