

19 Langman Grove, Felixstow, SA 5070



Sold House

Saturday, 12 August 2023

19 Langman Grove, Felixstow, SA 5070

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 820 m2

Type: House



Gary Musolino

0883378000

\$1,230,000

What an exceptional redevelopment opportunity (subject to all necessary consents). Sitting on this valuable piece of wide prime land is a modest timber framed home that was home since 1970 (approx.) to one large family who enjoyed many good times here and their children exploring and playing in its huge rear yard together. You may also wish to build a single family home on it in the future with room for your family and pets to play, or you may be a savvy entrepreneur and see building and selling or building and holding its best future (all building and developments are subject to all necessary consents). This property boasts a near northern rear orientation and has a near level site to make site works minimal. We are offering this property for sale for the first time in decades to finalise an estate. The location speaks for itself, only approximately 100m to Felixstow Reserve, offering such a good walking trail by your doorstep and under 1km (approx.) to Klemzig Interchange as well. Having so much nature around you yet still a good distance if you wanted to travel to the city and Marden Shopping Centre not too far away. You just have to look at all the nearby new homes to see your investment is secure. Land size: 820 sqm approx. Frontage: 25m approx. Council Rates: \$1517.58 per annum approx. SA Water Rates: \$195.47 per quarter approx. E.S.L: \$169.40 per annum approx. Buyers note: The vendor has given clear instructions to the Agent that they will not consider offers prior to the Auction. If you're interested in this property you will need to register to bid at the Auction. The Vendors Statement (Form 1) will be available for perusal by members of the public:- (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. *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 (including but not limited to property's land size, floorplans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice