

**2/18 Shannon Street, Birdwood, SA 5234**



**House For Sale**

Friday, 27 October 2023

2/18 Shannon Street, Birdwood, SA 5234

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 980 m2**

**Type: House**



Sam Doman



Guru Singh

0460006622

**\$699,000**

Welcome to a remarkable investment opportunity, featuring two homes on a single title, both currently occupied. Additionally, there was a previous approval for the construction of two more homes, although this approval has since lapsed and would be subject to current planning consents. It's worth noting that all the necessary services, water pipes, junctions, and septic system engineering have been put in place to accommodate the construction of four homes. Nestled at Lot 2 /18 Shannon Street, Birdwood, this property offers an exceptional investment opportunity in the heart of a thriving community of Birdwood. This expansive lot presents a unique prospect for investors and developers alike. With two existing homes 2 and 2A already in place and the potential for two more 2B and 2C, this property offers a perfect blend of immediate returns and future development possibilities. Both of the existing homes are currently rented, ensuring a consistent stream of rental income, making it a sound financial investment and providing peace of mind for the buyer. Convenience is the hallmark of this location, with a Foodland supermarket right next door, making daily grocery shopping a breeze. A quality coffee shop nearby adds to the appeal of this prime location, offering residents a daily dose of caffeine and community. Birdwood's charm extends beyond the property itself. Located just 28 minutes from Tea Tree Plaza, residents have access to major retail brands and extensive shopping opportunities, making retail therapy easily accessible. Moreover, a short 50-minute drive will take you to the heart of Adelaide's Central Business District, offering the best of urban living within reach. For families, Birdwood provides excellent educational options, with top-tier primary and high schools in close proximity, ensuring a nurturing environment for children. The National Motor Museum, situated right in front of the property, adds to the cultural allure of this locale, making it an appealing destination for history and automotive enthusiasts. This outstanding property represents an opportunity that shouldn't be missed by investors and developers. Given its prime location, existing rental income, and potential for further expansion, it's evident that this opportunity won't stay on the market for long. Don't miss your chance to secure a valuable piece of Birdwood's promising future. For further information please contact Sam Doman on 0412 572 602 or Guru Singh on 0460 006 622. **DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 292129