

20 Hobart Road, Henley Beach South, SA 5022



House For Sale

Thursday, 7 March 2024

20 Hobart Road, Henley Beach South, SA 5022

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 802 m2

Type: House



Anthony Fahey
0882359822



Samuel Parsons
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AUCTION ON SITE

Auction on Site Saturday 23rd of March @ 1pm! On offer an extremely rare corner allotment of some 802sqm, with no easements or encumbrances. Positioned on the corner of Hobart Road and Sims Street, just metres from the recently upgraded Torrens Linear Park trail and a short stroll to the Henley South foreshore. With all other local amenities within walking distance including numerous parks, playgrounds, public transport, shops and Henley Beach Primary. Whether to update the existing solid brick residence, knock down and build your dream home or subdivide and redevelop STCC the choice is yours. With land holdings in the area becoming harder to obtain, and new construction prices at record levels, don't miss your chance to secure this outstanding offering in a bullet proof location. Situated in the Charles Sturt Council 'zoned General Neighbourhood. Features of the existing home include:-
- Solid brick construction.
- Front lounge room with adjacent dining area.
- Central kitchen equipped with a freestanding cooktop and plenty of storage.
- 4 bedrooms positioned off the hallway (three bedrooms with built ins).
- Bathroom features both a bath and shower with a separate toilet.
- Practical laundry room with direct rear access.
- Large shed / garage plus a double carport.
- Undercover pergola.
- Solar electrical system.
- Manicured front and rear yards. All this and more in one of Adelaide's most sought after and tightly held seaside suburbs. With easy access to back into the CBD and just a short drive to Henley Square and Jetty Road Glenelg, the location simply does not get much better than this. Contact Agents for further information. PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE. 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 a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA 183205