

# 22 Mingbool Avenue, Pasadena, SA 5042

## House For Sale

Thursday, 13 June 2024

22 Mingbool Avenue, Pasadena, SA 5042

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 760 m2**

**Type: House**



Grant Wills  
0419865829

## **Auction Sun. 30th June at 1.30pm**

Auction Location: 22 Mingbool Avenue, Pasadena SA 5042 Welcome to 22 Mingbool Avenue, Pasadena - a pristine investment opportunity, located in an emerging, enviable location to deliver solid returns for discerning investors. Allotment spanning approximately 760 sqm with a 17.6m frontage, the substantial landholding alone bolsters the property's value, presenting potential for future development or subdivision, subject to necessary approvals. The existing dwelling comprises three well-proportioned bedrooms, an open living and dining area, kitchen with dishwasher and adjacent meals area plus original jarrah flooring. Additional features: Reverse cycle air conditioning system Ample off-street parking with a carport accommodating two cars Lock-up garage/workshop, providing ample storage and workspace The property's location significantly amplifies its investment appeal. Situated in close proximity to Flinders University, Flinders Medical Centre, and Flinders Private Hospital, it is perfectly positioned for students, healthcare professionals, and university staff. An easy commute to the Tonsley Innovation District, offering access to an emerging hub of technology and education. The owners will love the convenience of proximity to the Pasadena Shopping Centre, featuring the unique Pasadena Foodland—a renowned culinary destination offering a superior shopping and dining experience. This locale fosters a vibrant community feel while providing day-to-day essentials. Finally, investors will recognize the robust capital growth potential within Pasadena, a suburb experiencing ongoing developments and an uptick in desirability. The combination of low maintenance requirements, a tenant-friendly location, and substantial future growth prospects solidifies this property as a top-tier choice for any property portfolio. Invest with confidence in a property that offers enduring value and exceptional rental yield. Secure your foothold in one of South Australia's most promising suburbs today. Local council: Mitcham Council rates: \$1,418.15pa approx. Land size: 760 sq.m. approx. Year built: 1961 SA Water rates: \$169.37pq approx.