

**22 Stacey Street, Dudley Park, SA 5008**



**House For Sale**

Tuesday, 7 May 2024

22 Stacey Street, Dudley Park, SA 5008

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 720 m2**

**Type: House**



David Paladino

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## **Auction Sat May 25th 11:00am On Site (USP)**

Welcome to this charming Art Deco home located at 22 Stacey Street, Dudley Park. This delightful property, with its timeless appeal, offers a wealth of potential and promises to capture your heart. Situated in a tranquil and burgeoning neighbourhood, this hidden gem retains its original architectural charm from its construction in 1964, making it an ideal opportunity for investors, first-time home buyers, and developers alike. Nestled on a spacious 720m<sup>2</sup> block with an impressive 21.3m frontage, this property presents a lucrative opportunity for developers keen on subdivision (STCC). Upon entering, you'll be greeted by an original Art Deco kitchen, a generously sized living room, three comfortable bedrooms, and an updated bathroom featuring a full-sized bath. Adding to its appeal, the detached rumpus room at the rear offers versatile space for growing families eager to make Dudley Park their home.

**Key Features:** Land Size: 720m<sup>2</sup> Frontage: 21.3m 3 Bedrooms Detached Rumpus Room Updated Bathroom Split system Air Con Gas heating Spacious Living Room Approx. 3kW Solar System Convenience is paramount with local amenities within easy reach. Prospect Primary School is a mere 1.29km away, while Adelaide Secondary School of English is just 1.65km away. The Churchill Centre, perfect for Sunday grocery runs, is a swift 5-minute drive. For city commuters, Adelaide CBD is conveniently located just a 20-minute drive away. For further inquiries or to arrange a viewing, please contact David Paladino on 0421 649 255.

**Specifications:** CT / 5557/823 Council / City of Port Adelaide Enfield Zoning / General Neighbourhood Built / 1964 Land / 720m<sup>2</sup> (Approx) Frontage / 21.3m (Approx) Council Rates / \$TBA PQSA Water / \$TBAPQ