

**23 Kauri Road, Hawthorndene, SA 5051**

**Tanner**

**House For Sale**

Friday, 12 April 2024

23 Kauri Road, Hawthorndene, SA 5051

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Dave Sarah Smith  
0418896392



Beth Sara  
0420970633

## Best Offers By Mon 29th April, 1pm (USP)

Unlock a world of opportunity with this captivating development prospect at 23 Kauri Road, Hawthorndene. Set upon a substantial 1262m<sup>2</sup> of near flat land, with an impressive 24.38-metre frontage, this property presents an exciting canvas for renovators, investors and developers alike. At its heart lies an original homestead, resonating with historical charm and featuring three bedrooms and one bathroom. With its timeless stonework, the homestead offers a glimpse into a bygone era, ripe for restoration or reimagining. Beyond its nostalgic appeal, the true allure of this property lies in its untapped development potential. With ample space and a prime location, there's scope to explore various avenues, whether it's subdividing the land, constructing additional dwellings, or embarking on a complete renovation project (STCC). Highlighted by its dual driveways, providing convenient access and flexibility for future development plans, this property offers added value and functionality. A wonderful location and community. Walking distance to the iconic Joan's Pantry, Blackwood Train Station, Hawthorndene Oval, Apex Park, and the fantastic Minno Creek walking trails, not to mention Hawthorndene Primary School and GD Food Wholesalers are just around the corner. This is hills living at its finest yet only a short 20-minute drive to the CBD! Whether you're a seasoned developer or a discerning homeowner with a vision, 23 Kauri Road invites you to embark on a journey of transformation and possibility. Don't miss out on this rare chance to shape the landscape of tomorrow. It's our absolute privilege and pleasure to bring this property to the market. Please call Dave Smith on 0418 896 392 with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you! 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 advice. Please note, you enter the property at your own risk. Tanner Real Estate and the property owners accept no responsibility for any accidents, injuries, illness or any other liability that may occur while on the premises or its facilities. Please take all care upon entering the property, as uneven paths, pavers, steps and other obstacles may be present. Specifications: CT | 5370-334 Council | City of Mitcham Zoning | Z2405/Hills Neighbourhood Built | 1955 Land | 1262m<sup>2</sup> (Approx.) Council Rates | \$1,316.95 p.a. ES Levy | \$133.15 S.A. Water | \$74.20 p.q. Sewer | \$84.43 p.q. Title | Torrens