

**24 & 26 Huntriss Street, Torrensville, SA 5031**



**Other For Sale**

Tuesday, 7 May 2024

24 & 26 Huntriss Street, Torrensville, SA 5031

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: Other**



Andrew Baldino  
0861871302

## **Auction On-Site Saturday 25th May 12PM (USP)**

We doubt you'll ever encounter a more unique opportunity - one that trebles its value with a business façade and a pair of character dwellings on a 633m<sup>2</sup> corner allotment ready for a remarkable renaissance, just 5kms from the CBD. With rear lane access enhancing its potential, this multi-faceted property lets you shape its destiny. Refurbish it in its entirety, capitalize on rental income from the two attached 2-bedroom maisonettes, or create your own balanced, work-life oasis living alongside your business premises. You could even lease out just the shopfront to fund a partial renovation or a full-scale remodel (STCC.) Each dwelling has a simple floorplan that offers basic facilities, high ceilings, and private fenced backyards with valuable rear access to separate garages. The shopfront, with its side access via Carlton Parade, is a strategic asset ideally suited for foot traffic, having been previously utilized as a beauty salon. It makes complete commercial and residential sense and couldn't be better placed within walking distance of Henley Beach Road buses, retail, and restaurants, coffee on demand at Loveon Café, just minutes from the Brickworks Marketplace and Linear Park. You might even start up your own streetside café. Corner the market the way no one else can... Discover how Huntriss turns up the value:

- Unique shopfront + a pair of 2-bedroom maisonettes
- Valuable 633m<sup>2</sup> corner allotment with rear lane access
- Office space & kitchenette
- Northerly rear aspect
- Renovation &/or investment potential with untapped rental value
- Rebuild & combine into one character home (STCC)
- An easy walk to St. George & Thebarton Senior Colleges
- Close to Henley Beach Road
- 7kms to Henley Square dining precinct
- Less than 5kms from the CBD.

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**RLA 322799 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | WEST TORRENS Zone | EN - Established Neighbourhood Land | 633sqm (Approx.) House | 357sqm (Approx.) Built | 1950 & 1917 Council Rates | \$TBC pa Water | \$TBC pqESL | \$TBC pa