

**250 Fletcher Road, Largs North, SA 5016**

**HARRIS**

**House For Sale**

Tuesday, 2 April 2024

250 Fletcher Road, Largs North, SA 5016

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 8**

**Area: 933 m2**

**Type: House**



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## Contact Agent

Sitting on approximately 933sqm of near level land this large 1950's original home has served its current owners well. A desire to downsize has triggered the decision to put the home on the market for the first time in approximately 58 years. The home itself offers a classic 50's floorplan with 2/3 bedrooms and 1 bathroom with the huge kitchen/dining area sitting towards the rear. High ceilings and large rooms create a feel of space while the original decor throughout offers the new owners a blank canvas to add your own flavour. Outside the gardens are large enough to provide the necessary space for a growing family and all their pets and toys while still keeping maintenance to a minimum. Gardens and rear lawn are watered by bore while the imitation lawn out front looks great but needs almost no maintenance and the roof top solar system helps keep costs to a minimum. An array of shedding and storage options around the property give great versatility but could be easily removed by the new owners if not required. Such a large block allows many options including organically grown vegies and herbs and an array of fruit trees, a pool or a massive shed if desired. Size of land combined with the huge frontage also opens up the option of development by the new owner STCC. Minutes from the beach and local shops and only a short trip to Semaphore and the many great amenities the western suburbs offer and with the train so close the CBD is only half hour away. Yes there's work to do but the benefits of owning such a rare XL block in Largs North are many. Not going to auction, the owners will be considering offers after the first inspection so you won't need to wait weeks to find out the result. For further information on this classic coastal home call Nick anytime.

Specifications: CT / 5794/49 Council / Port Adelaide Enfield Zoning / GN Built / 1950 Land / 933m<sup>2</sup> (approx) ESL / \$95.10pa Council rates / \$1,083.95pa SA Water rates / \$157.09ppq Frontage / 33.53m Estimated rental assessment / \$500 - \$550 per week / Written rental assessment can be provided upon request

Nearby Schools / Largs Bay School, Ocean View P-12 College, Le Fevre Peninsula P.S, Westport P.S

Disclaimer: 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069