

255A - 255B Glynburn Road, St Morris, SA 5068

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House For Sale

Friday, 3 May 2024

255A - 255B Glynburn Road, St Morris, SA 5068

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 814 m2

Type: House



Fadi Oudih
0882697711



Surinder Singh
0882697711

Auction \$950,000

Auction Location: On Site Boasting a generous 814sqm (approx.) allotment with an 18.29m (approx.) frontage, astute investors, renovators, and developers will undoubtedly be captivated by this rare opportunity. This property features a layout divided into two separate residences on one Title, presenting a unique chance for investment and flexibility, with two tenancies already in place. With a thoughtfully designed layout and an array of appealing features, both units offer a cozy retreat with low-maintenance living. Each unit boasts its own entrance, ensuring privacy and convenient access. Whether you choose to utilise both units together, separately, or explore options such as converting them into home offices or rental units, the possibilities are endless (subject to planning consents). With such a versatile offering and a prime blue-chip location in the heart of the tightly-held St Morris, immerse yourself in the charm of this vibrant neighbourhood.

255A comprises: - Spacious bedroom with air-conditioning- Bathroom with toilet, shower and vanity - Kitchen with free-standing cook top - Fully fenced backyard with garden shed - External laundry - Rear porch - Currently tenanted until November 2024 for \$410.00 per week

255B comprises: - Bedroom 1 completed with window roller shutter for added privacy and security- Living room with ceiling fan and fireplace - Light filled lounge with air conditioner and fireplace for year-round comfort- Kitchen and meals area - Main bathrooms with shower- External laundry - Fully fenced backyard with garden shed - Rear porch - Currently tenanted until January 2025 for \$420.00 per week

Nestled in the sought-after suburb of St Morris, this property offers proximity to Firlie Shopping Centre, specialty shops along Glynburn and Magill Road, and the vibrant Norwood Parade. Nature enthusiasts will appreciate nearby parks and walking trails, while families will benefit from being zoned for Trinity Garden Primary School and Norwood International High School. With the Adelaide CBD just 7.5 km away (approximately) and public transport within reach, convenience is assured. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee 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 inquiries and obtain their own legal advice. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174