

26 Shannon Avenue, Glenelg North, SA 5045



House For Sale

Wednesday, 22 May 2024

26 Shannon Avenue, Glenelg North, SA 5045

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 648 m2

Type: House



Samuel Paton
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Auction (USP)

Located in the heart of Glenelg North, this property presents an exceptional opportunity to create your dream home (STCC). Situated on a spacious 648sqm allotment, the potential here is immense. Whether you envision a modern renovation or a complete redevelopment (STCC), this property provides the canvas to make your vision a reality. The existing home features two bedrooms with an optional third bedroom/theatre room and one bathroom, offering a solid foundation for your design aspirations. A sizable shed adds to the utility, providing ample storage or a workshop space. The simplicity and charm of this home allows you to cater it to suit your personal taste and needs. Location is key, and this property excels in that regard. Just a short stroll away is Jetty Road, Glenelg, a vibrant hub with an array of cafes, restaurants, and specialty shops that cater to everyone. For those who enjoy an active lifestyle, the Glenelg Golf Club is only a brief drive away, offering a picturesque course and top-notch facilities. Connectivity is a breeze with multiple bus stops only a short walk away, as well as the nearby tramline, providing easy and direct access into the CBD, making commuting both convenient and stress-free. Families will appreciate the proximity to quality schools, including Immanuel College, Westminster School, and Sacred Heart College, ensuring excellent educational opportunities. Additionally, the property is zoned to St Leonards Primary School, adding to its appeal for families with young children. This Glenelg North property is more than just a house; it's a gateway to a lifestyle filled with convenience, recreation, and the promise of transformation. Don't miss the chance to turn this blank slate into your ideal home.

What we Love:

- Prime location in Glenelg North
- Spacious 648sqm allotment
- Potential for renovation or redevelopment (STCC)
- Two bedrooms, optional third bedroom/theatre room
- Study
- One bathroom
- Sizable shed for storage or workshop space
- Close proximity to Jetty Road with cafes, restaurants, and specialty shops
- Short drive to Glenelg Golf Club
- Multiple bus stops only a short walk
- Nearby tramline providing easy and direct access into the CBD
- Close to quality schools: Immanuel College, Westminster School, Sacred Heart College
- Zoned to St Leonards Primary School

Auction: Saturday, 8th June 2024 at 12.00pm

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.