

29 Dudley Street, Mansfield Park, SA 5012



House For Sale

Tuesday, 6 February 2024

29 Dudley Street, Mansfield Park, SA 5012

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 635 m2

Type: House



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Auction On-Site Saturday 24th February 10:30AM

A great base on a big block offering a fantastic lifestyle primed for all ages, 29 Dudley Street delivers a much-loved and well-maintained 3-bedroom home arm's reach to a raft of everyday conveniences, perfect for young couples eager to get your foot in the door or growing families eyeing long-term potential. With solid c.1962 footings and set on a spacious 635.9m² allotment (approx), the opportunity to easily renovate and update, or extend and rebuild when you're ready (STCC) add ideal options when considering exciting future prospects. Rapidly thriving, this pocket of the well-known north needs no reminding of what lies just at arm's reach. From the iconic Hanson Road teeming with some of Adelaide's most delicious Vietnamese cafés and restaurants, local schools a short stroll from your front door, popular parks, reserves and sports centres a stone's throw, while Arndale Shopping Centre provides all your everyday essentials, as well as all your weekend entertainment... with so much on offer on a property to relax or rebuild, the future is bright no matter what you're looking for! Currently tenanted at \$330 per week until October 2024.

FEATURES WE LOVE

- Solid brick property nestled on a spacious 635.9m² (approx.) allotment inviting exciting update, renovation or rebuild possibilities (subject to council conditions)
- Much-loved and neatly maintained inside and out, featuring a large family lounge, and cosy kitchen and dining
- 3 ample-sized bedrooms, two with handy BIRs
- Practical bathroom with separate shower and bath, as well as separate WC adjoining the practical laundry
- Split-system AC in main living, and ducted AC throughout
- Charming undercover alfresco with all-weather verandah and shade blinds
- Sweeping and sunny backyard featuring lush lawn, established trees and greenery and large storage shed
- Low maintenance frontage with more lovely lawn space, feature fruit tree, and long secure carport

LOCATION

- Around the corner from St Patrick's Primary, a range of leafy reserves and playgrounds, as well as moments to the popular Parks Rec Centre
- Zoned for Woodville Gardens Primary just 1.5km away
- Close to a variety delicious cafés, eateries, and restaurants, and just 4-minutes to Arndale Shopping Centre for all your everyday needs, brand name shopping, and Hoyts cinemas
- Only 8km's to cosmopolitan North Adelaide

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.

Grange RLA 314 251 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 | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood Land | 635.9sqm (Approx.) House | 178sqm (Approx.) Built | 1962 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa