

2A Hawker Street, Ovingham, SA 5082

Sold Residential Land

Friday, 17 November 2023

2A Hawker Street, Ovingham, SA 5082

Area: 2001 m2

Type: Residential Land



Thomas Crawford
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\$2,550,000

Auction Location: On Site Toop+Toop in conjunction with Savills Australia, is pleased to offer 2A Hawker Street, Ovingham to the market via Public Auction. With future development potential and valuable holding income, this unique opportunity appeals to both astute investors and developers alike. Situated 2.9 km* from the Adelaide CBD, the impressive 2,001 sq m* allotment boasts dual access points for the well-established tenant Bowden Gym Collective. Positioned adjacent to bustling North Adelaide and also to Bowden which is rapidly becoming Adelaide's most commutable suburb and known as the State Government's first higher-density urban infill project, this is a rare opportunity to purchase this exciting, leased investment with future upside. Point to Note: • Holding costs covered with a current lease in place to Bowden Gym Collective until 2026 with a further 5-year option • Strategic inner northern location surrounded by high-density residential catchment • 2,001 sqm approx. site area with valuable rear lane access • 1,410 sqm approx. of building area with multiple rooms and quality amenities • Spanning across 2 titles • Zero stamp duty • Zoned Established Neighbourhood within the city of Charles Sturt • Valuable holding income of \$119,736.00 (approx.) plus GST per annum net • Huge future development upside Local Area: • Seven Grounds Café 500m down the street • A selection of reserves with Brompton Park offering a playground, basketball court, and sheltered seating areas • Brompton community garden, 2 minutes from home Public Transport: • Ovingham and Bowden Railway Stations walking distance away, to take you to city or sea • Free tram line on Port Road to take you direct into the bustling CBD • Ample bus stops along Hawker Street Nearby Hotspots: • 10-minute walk to Bowden's Plant 3 and Plant 4 hotspots • Hit the leafy streets of North Adelaide, within footsteps • Adelaide CBD 10 minutes from home • Prospect Road a 5-minute drive away for a variety of entertainment, restaurants, cafes and eateries Schooling: • Easy access to the city, means easy access to the University of Adelaide and Torrens University and TAFE SA. • In the catchment zones for North Adelaide Primary, Adelaide High and Adelaide Botanic High School. Selby Street is within a bustling commercial precinct. This location comprises a large variety of commercial offices, consultants, cafes, restaurants, and wine bars. Method of Sale: • 2A Hawker Street Ovingham is offered to the market for sale by way of Public Auction held on-site on the 14th December 2023 at 12.30 pm (ACST). Disclaimer: • Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, TOOP+TOOP makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.