

# 3 Bowen Road, Tea Tree Gully, SA 5091

## Sold House

Thursday, 19 October 2023

3 Bowen Road, Tea Tree Gully, SA 5091

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 980 m2

Type: House



Mark Lloyd  
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**\$510,000**

Welcome to this character-filled, ranch style, 1960s property located at 3 Bowen Road, Tea Tree Gully, where the opportunity exists to short term lease the property with the possibility to redevelop (S.T.C.C) when you are ready. Step inside and be transported back in time with the timber accents that adorn this residence. Featuring three bedrooms, large lounge and attached original kitchen with updated electric stove and dining, this home provides ample space for a growing family and a functional layout which offers flexibility and plenty of natural light throughout. The bathroom, although in need of some updating, showcases the classic style of the era and provides the perfect opportunity to create a modern oasis that complements the home's original charm. Outside, a spacious double garage/shed provides not only secure parking but also additional storage space for all your tools and equipment. The generous 980sqm corner block offers plenty of room for outdoor activities and potential for further expansion or landscaping. Other features include: Solar system. R/C split system air-conditioning in lounge. Re-development potential. Outdoor verandah. Main bathroom with separate toilet. Laundry with direct access to backyard. 3x rainwater tanks. Large shed/workshop perfect for additional parking. Garden shed. 2 extra parks off street. Updated electric storage hot water system. This property offers a convenient lifestyle with a range of amenities just moments away. For all your shopping needs, the Tea Tree Plaza Shopping Centre is within close proximity, boasting a wide variety of retail stores, supermarkets, and dining options. Nature enthusiasts will appreciate the nearby Anstey Hill Recreation Park, providing opportunities for bushwalking, picnics, and stunning views of the Adelaide Hills. Families will benefit from the proximity to quality schools, including Tea Tree Gully Primary School and Banksia Park International High School. With easy access to public transportation and major roads, commuting to the city or exploring the surrounding areas is a breeze. Embrace the convenience and enjoy the abundance of amenities that await you at 3 Bowen Road, Tea Tree Gully SA. Opportunity knocks for the right buyer for the right buyer with a potential filled property that will be sold. Contact us today and let your imagination run wild - Mark Lloyd on 0414 687 754 or Marie Fabian on 0421 205 578. We look forward to meeting you at our open homes! Specifications: CT / 5637/598 Council / Tea Tree Gully Zoning / GN Built / 1966 Land / 980m<sup>2</sup> Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Tea Tree Gully P.S, St Agnes School P-6, Ridgehaven P.S, Banksia Park School R-6, Banksia Park International H.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 | 226409