

**3 James Street, Thebarton, SA 5031**



**Sold House**

Saturday, 11 November 2023

3 James Street, Thebarton, SA 5031

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 305 m2**

**Type: House**



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## Contact agent

Throw a stone, eyes closed - and you wouldn't miss how big of an opportunity awaits on this one. With the South Australian State Government alone looking to invest some combined \$75 million (or more) toward the acquisition of the Former West End Brewery site and Thebarton Oval. Plus, even more capital from both private and institutional investment. Time is running out before these affordable gems are going, going.. gone! Bring your ideas, eye for opportunity and excitement to this rare opportunity. Summary;- An inspiring character property- 305sqm allotment\*, with 15.24m\* frontage to James Street- New roof and guttering - Side driveway access- Large and open main hall area- 3 Separate rooms- Timber floors- High ceilings- Kitchen- Lean-to with 2 WC- Renovate/extend/add-value (Subject to Planning Consent)- NOTE: Stamp-duty may not apply due to the current Land Use Code\*\*Formerly West-Adelaide's best kept secret, Thebarton is now in the national spotlight. A location with easy reach of the CBD, parklands, transport, entertainment and schooling. The smart money is moving to Thebarton, and they won't need a car. Property specifications: Zone: Established Neighborhood Land Use Code: 2030 - Wholesale Trade - Timber And Other Building Materials Description: OFFICES ST Local Government Description: Commercial - Other Contract of Sale will be Plus GST Title: Torrens Title Year built: TBCLand size: 305sqm (approx) Council: City of West Torrens Council rates: Actual rates not struck, due to recent sub-division Disclaimer(s) All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. Information provided about Government and private investment taken from reliable sources and subject to change. Purchasers to make their own investigations into all information and opportunities described. <https://renewalsa.sa.gov.au/projects/former-west-end-brewery> [https://www.premier.sa.gov.au/media-releases/news-items/\\$15-million-to-bolster-womens-footy-and-open-thebarton-oval-to-the-community](https://www.premier.sa.gov.au/media-releases/news-items/$15-million-to-bolster-womens-footy-and-open-thebarton-oval-to-the-community)\*Approx\*\*All purchasers to make their own enquiries in relation to this exemption and if it applies/will apply to their circumstances, intended use and lender requirements. RLA 242629