

31 Cator Street, Glenside, SA 5065

House For Sale

Thursday, 21 March 2024

31 Cator Street, Glenside, SA 5065

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 633 m2

Type: House



Grant Wills

Auction Sat. 6th April at 12.30pm

Auction Location: On site Nestled in the tree-lined tranquillity of Cator Street, the investment promise of this property is an unmissable opportunity for the discerning portfolio builder. Resting on a generous 633sqm allotment with an impressive 17.5m frontage approx., the property offers boundless potential for the astute developer/investor. This Torrens titled gem, comfortably tenanted until December 2024, represents a low-maintenance prospect with an underpinning growth narrative driven by the prestigious eastern suburbs locale. Envision a demolition and rebuilding the dream, or renovation that could transform the existing 2 bedroom abode, capitalising on the existing living area, or envision a contemporary extension (subject to necessary consents) to enhance value and appeal. The substantial rear garden presents a blank canvas for imaginative landscaping or future development endeavours. The property's investment appeal is significantly enhanced by its zoning for the highly sought-after Glenunga International High School and Linden Park Primary School. These institutions, renowned for their academic excellence, future-proof the property's desirability for families and ensure consistent rental demand. The current architectural footprint, includes a dedicated lounge, dining room, and functional kitchen. Complemented by inviting bedrooms and a main bathroom equipped with essential amenities. Located just moments from Burnside Village and a short drive to Adelaide CBD, Glenside offers an unmatched blend of suburban serenity and urban convenience. Offering a gateway to enduring capital growth and a testament to strategic asset selection in a suburb brimming with potential and prosperity. Local council: Burnside Council rates: \$1,745.80pa approx. SA Water rates: \$231.54pq approx. Year built: 1954 Land size: 633 sqm approx. Frontage: 17.53 m approx.