

31 Grand Junction Road, Rosewater, SA 5013



House For Sale

Wednesday, 29 November 2023

31 Grand Junction Road, Rosewater, SA 5013

Bedrooms: 3

Bathrooms: 1

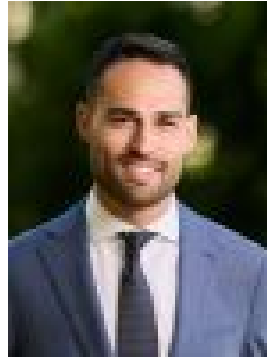
Parkings: 2

Area: 518 m2

Type: House



Juan Gaviria
0424734897



David Scalamera

Auction On-Site Saturday 16th December 11:00AM

Whether you're looking to keep it as an investment, embark on a renovation journey, or even consider the prospect of demolishing and building your dream home (Subject to planning consent), this property stands as an enticing opportunity in a prime location. Built in 1925, this bungalow style house is situated on a 518m² block located just off Grand Junction Road with public transport easily accessible making commuting a breeze. Conveniently located to several local amenities, a mere 5-minute drive from Port Adelaide Shopping Centre and 10 minute drive to Westfield West Lakes Shopping Centre. Ensuring all your retail and dining needs are met. Additionally, the property is a short 10-minute drive from Semaphore Beach. Currently tenanted at \$410 per week until 16th February 2024. The home offers a separate spacious living area with split system air conditioning and 3 spacious bedrooms. Kitchen/meals area, includes a walk-in pantry/storage space. However, there is scope to renovate and unlock its potential. With 3 generous sized bedrooms that are serviced by an updated bathroom with separate toilet. • Land 518m² and 10.97m frontage • Built in 1925 • Separate spacious living area • Kitchen/meals area with walk-in pantry/storage • Updated bathroom with separate toilet • Development potential (STPC) • Large shed • Spacious backyard • Zoned to Woodville High School *Approximate Don't miss the chance to embark on this exciting renovation opportunity today! Contact me today to discuss this beautiful property further on 0424 734 897. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts. RLA323336