

31 Lancia Road, Croydon Park, SA 5008



Sold House

Friday, 11 August 2023

31 Lancia Road, Croydon Park, SA 5008

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 863 m2

Type: House



Nick Psarros
0871236123



Penny Papazis
0405382460

\$833,000

Nick Psarros & Penny Papazis from Ray White Port Adelaide/Largs Bay are pleased to present to the market an exceptional opportunity to own a solid brick home on a large parcel of land of approximately 864m² with a 19.8m frontage offering the new owner a myriad of options. Renovate and extend the existing home, invest or develop (subject to planning consents) this is sure to attract a lot of attention! Offered to the market to settle a Deceased Estate the home is perfectly located within 6km from the Adelaide CBD featuring 2 spacious bedrooms, lounge, 1 bathroom and toilet providing the perfect abode for the small family on a budget, or an ideal development or "hold & rent" for the astute investor. Located in the desirable suburb of Croydon Park, this house is conveniently positioned near schools, parks, shops, and public transportation. Enjoy the convenience of having everything you need within reach, while still enjoying a peaceful and quiet neighbourhood. Don't miss out on this fantastic opportunity to own a piece of Croydon Park. Register your interest with Nick Psarros 0400 506 555 or Penny Papazis 0405 382 460 today! Croydon Park is a north-western suburb of Adelaide 5.9 km from the CBD, in the state of South Australia, Australia and is within the City of Port Adelaide Enfield. It is adjacent to Dudley Park, Devon Park, Renown Park, Regency Park, Ferryden Park, Kilkeny, and West Croydon. The post code for Croydon Park is 5008. It is bounded to the south by Lamont Street and Torrens Road, to the north by Regency Road and in the east and west by Harrison Road and Goodall Avenue respectively. Croydon Park is predominantly a residential suburb, with a warehousing presence on the northern edges near Regency Road. Croydon Park was originally used as agricultural land from the time of European settlement to well in to the 1920s. The Shillabeer family owned land in the vicinity that stretched from Torrens Road to Regency Road. The land was initially used as grazing land for dairy cattle with crops such as wheat and barley also being grown there. In the late 1920s the first of the subdivisions began when AW Shillabeer sold some of his land to developers. The majority of the houses built in the Croydon Park area were built from the late 1930s onwards.***Regarding price. The property is being offered to the market by way of Auction. The vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection****The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."Specifications:CT / 5735/249Council / City of Port Adelaide EnfieldZoning / GN - General NeighbourhoodCouncil Rates / \$1,364.95paSA Water / \$178.58paES Levy / \$152.80paDisclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.