

32 Catalina Road, Elizabeth East, SA 5112

House For Sale

Thursday, 30 May 2024



32 Catalina Road, Elizabeth East, SA 5112

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 840 m2

Type: House



Kris Papagiannis
0421620308

BEST OFFER - PRICE GUIDE \$495,000

Currently under Housing Improvement Order No.31786/HIO/1.This property is ready for a complete renovation or redevelopment. On offer is this large allotment of approximately 840m² with a frontage of approximately 18.29m with GN General neighbourhood zoning.The existing home needs TLC and repairs as per the "HIO", or knock down and rebuild a family home of your choice, or subdivide and build new Investment dwellings, all subject to PlanSA consents. The current home offers a template to work with including 3 substantial size bedrooms, separate lounge, separate kitchen/meals, rear rumpus room, central bathroom, separate laundry with adjacent wc. There is a double length carport with roller door and a secure rear single garage/workshop and a large undercover pergola overlooking the spacious rear yard.Due to the land size the outside areas offer an abundance of space for redevelopment at your own pace. Current features include:* 3 wall unit air conditioners (1 in lounge and 2 in rumpus room)* Ceiling fans* Garden shed* 2 rear rainwater tanks* Neat and tidy fixtures and fittings* Low front fencingThe location is family orientated, walking distance to Pinnacle College - Elizabeth East Campus, Elizabeth East Primary and Playford International College and there are multiple shopping precincts close by.If you are looking for your next project, then this one may be a worthy choice.