

336 Regency Road, Prospect, SA 5082



House For Sale

Friday, 3 May 2024

336 Regency Road, Prospect, SA 5082

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 440 m2

Type: House



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Auction | Saturday 18th May @ 3pm

Discover an exceptional opportunity with this 440sqm (approx) property, primed for re-development (STPC) or a passionate renovator's major project (STPC). Nestled in a prime location, this property holds immense potential for various investment ventures. Step into a world of possibilities with this 1950s home, ideal for those seeking a substantial renovation project. Boasting three generously sized bedrooms, including a master bedroom with a split-system AC, this property offers a solid foundation for a transformative makeover. The interior features a sunlit lounge with a fireplace for cozy evenings, an inviting eat-in kitchen and a central bathroom. A versatile office or sunroom adds flexibility to the living space, while the laundry at the back of the home enhances functionality. Outside, you'll find a drive-through carport and a covered entertaining area, perfect for hosting gatherings or relaxing outdoors. The property is fully fenced, providing security and privacy. Convenience is at your doorstep with various public transportation options within walking distance, facilitating easy commuting. Nearby amenities such as shopping facilities, parks, playgrounds, and a diverse culinary scene in Prospect offer a well-rounded lifestyle for residents. Families will appreciate the property's zoning for reputable schools like Adelaide High School and Adelaide Botanic High School, ensuring quality education opportunities.

Key Features:- 3 generously sized bedrooms, master with AC- Central bathroom and separate WC- Sunlit lounge with fireplace- Versatile office or sunroom- Inviting eat-in kitchen- Laundry at the back of the home- Drive-through carport accommodating at least 2 cars- Covered entertaining area- Fully fenced property

Unlock the potential of this property and embark on a journey of re-development or renovation (STPC). With its prime location, ample space, and key features, this property presents a compelling opportunity for investors, developers, or passionate renovators looking for their next major project.

Specifications
Title: Torrens Title
Year built: c1950
Land size: 440sqm (approx)
Council: City of Prospect
Council rates: \$1477.18pa (approx)
ESL: \$95.10pa (approx)
SA Water & Sewer supply: \$157.09pq (approx)(STPC)
Subject To Planning Consent

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. RLA 242629