

35 Richard Street, Hindmarsh, SA 5007

House For Sale

Friday, 8 December 2023

35 Richard Street, Hindmarsh, SA 5007

Bedrooms: 7

Bathrooms: 1

Parkings: 5

Area: 704 m2

Type: House



Daniel Sanderson

\$1,090,000

An excellent opportunity to acquire this substantial 1900's bluestone Villa located in the vibrant city fringe commercial hub of Hindmarsh. High profile location, within minutes of the CBD, ease of access to Port/South Road, within walking distance to the Brickworks Marketplace, the Bowden Village and adjacent to the master planned Brewery development site. Surrounded by a huge variety of commercial properties and established businesses, this property affords a significant amount of space and flexibility for the growing business with up to 7 office or consulting rooms and reception area, making this an ideal commercial/residential investment. Along with separate and mixed toilets/bathroom facilities and staff amenities, including a fully functional kitchen, along with a significant cellar adding to the charm of this property. Character laden features throughout, with a towering bluestone façade, grand arched entrance hallway and soaring ceiling heights throughout further value adding. Security gate with access to an excellent large rear northerly on-site parking area for approximately 5 vehicles, with the possibility of creating approximately 4 more (subject to appropriate planning consents) with views of Coopers stadium. House Size: 250 sqm Land Size: 704 sqm Specifications: CT: 5808 / 566 Council: City of Charles Sturt Zoning: SE - Strategic Employment Built: 1900 Land: 704 sqm (approx.) Council Rates: TBA Vendor Statement/Auction Conditions available at the agents office 3 business days before the auction and at the auction 30 minutes prior to the commencement of the auction. If a land size is quoted it is an approximation only. You must make your own enquires as to this figure accuracy. Smallacombe Sanderson does not guarantee the accuracy of these measurements. Contact the local council on what is possible and what is not possible on this allotment.