

37 Montacute Road, Campbelltown, SA 5074

Residential Land For Sale

Tuesday, 16 January 2024



37 Montacute Road, Campbelltown, SA 5074

Area: 907 m2

Type: Residential Land



David Upadhyay
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Auction On-Site Saturday 3rd February 1:30PM

Set on an expansive 907sqm (approx) allotment with an impressive 16.76m (approx) frontage, this rare gem presents a lucrative development prospect for discerning investors and developers (STCC). The substantial block features two driveways and a solid brick residence with neutral decor. The well-maintained home comprises three bedrooms, the main equipped with a built-in robe, a separate formal lounge, and a well-appointed eat-in kitchen featuring a dishwasher. Additional amenities include a light and airy bathroom, a separate toilet, and ducted reverse cycle air conditioning for comfort. The property boasts a delightful undercover entertainment area, complemented by meticulously kept gardens, a separate garage/workshop, and a lock-up remote control double-length carport with drive-through access and secure parking for up to five cars. Whether you choose to renovate or pursue redevelopment possibilities (STCC), this property provides a canvas for your vision. Conveniently located within walking distance to public transport and mere minutes away from schools, shops, shopping centres, and various amenities, this is an outstanding opportunity not to be overlooked! Property currently tenanted at \$480.00 per week on a periodic tenancy. Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. Grange RLA 314 251 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | CAMPBELLTOWN Zone | GN - General Neighbourhood \\ Land | 907sqm (Approx.) Built | 1960 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa