

38 Corconda Street, Clearview, SA 5085



Sold House

Friday, 27 October 2023

38 Corconda Street, Clearview, SA 5085

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Benjamin Philpott
0883435600



David Philpott
0883435600

\$853,000

Opportunities like this are few and far between - on offer is a significant corner parcel of land, positioned perfectly within in the high end of the suburb being close to both Hampstead Road and close to the Broadview suburb boundary - If you're looking to develop or build your dream home then look no further - you will be rewarded by location, short stroll to the park, tennis courts, local shopping and easy access into CBD (a short 10 Kilometers to CBD). Current dwelling is a 1959 built three-bedroom home, featuring a large lounge plus kitchen dine and great yard spaces with shedding, will potentially suit a hold and rent situation, or someone that wants to renovate and extend this well positioned home. 799 sqm approx. land holding. Auction On-Site Saturday 11th of November 2023 at 2pm. DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market 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's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442