

**39 St Marys Street, St Marys, SA 5042**



**House For Sale**

Wednesday, 12 June 2024

39 St Marys Street, St Marys, SA 5042

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 880 m2**

**Type: House**



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## Auction On-Site Saturday 22nd June 11:00AM

Currently home to a modest 1960s 2-bedroom brick lowset that presents well at first glance but has seen better days inside, it's the size and location of this property that makes it a must-see for astute buyers on the hunt for a reno project or, more likely, a substantial block to realise an inspiring new build in an increasingly popular southside suburb (STCC). Positioned along a tree-lined street, just down from a lovely open reserve and with attractive new abodes popping up all around - a sure sign of a suburb on the rise - this fenced block offers a massive 880sqm (approx.) of level land - more than enough to accommodate the future construction of a brilliant new residence or a remodel and extension of the existing lowset which sees 2 bedrooms and a bathroom separating a carpeted living area and a combined kitchen/dining room. Bar a single garage and carport at the side, as well as 2 sheds, the land surrounding the house is a blank canvas awaiting the vision of its new owners. Whether that dream is a total redevelopment of this prime site (STCC) or a masterful renovation, the future residents of 39 St Marys will enjoy the advantages of a location that not only places them mid-way between the city, the sea and the Hills, but close to quality local schooling and vibrant supermarket/retail hubs like Pasadena Shopping Centre and Mitcham Square.

**FEATURES WE LOVE** \* Substantial 880sqm (approx.) block of level land in a tree-lined street \* An exciting opportunity to renovate extensively or rebuild with a contemporary new residence (STCC) \* The existing 1960s-era brick lowset has a solid external presence but needs love inside \* The modest footprint comprises 2 bedrooms, a lounge, a combined kitchen/dining, room bathroom and laundry \* Mainly clear land all around the current home - with a simple iron single garage, adjacent carport and 2 sheds as the only additional structures

**LOCATION** \* Prime position in a lovely street home to an increasing number of new builds and just a few doors down from the spacious grounds of St Marys Reserve \* A short walk to several playgrounds at nearby Donald and Thurles Street Reserves \* Less than 2km to scenic, dog-friendly nature trails through Shepherds Hill Recreation Park \* A fast 4-minute drive to Pasadena Shopping Centre for everyday essentials or hit Mitcham Square for fashion, films, and great food in just 8 \* 6km to the beach at Somerton Park and only 8 to the heart of the city \* 4 popular primary schools less than 3km from your front door plus zoning for Unley High (6km) and Springbank Secondary College just a 3-minute drive away \* 6-minute drive to Flinders Uni and 8 to Flinders Medical Centre

**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.

**Norwood RLA 278530 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 | MitchamZone | SN - Suburban NeighbourhoodLand | 880sqm(Approx.)House | 162sqm(Approx.)Built | 1960Council Rates | \$TBC paWater | \$TBC pqESL | \$TBC pa