

**40 McDonald Road, Parafield Gardens, SA 5107**

**House For Sale**

Friday, 26 January 2024

40 McDonald Road, Parafield Gardens, SA 5107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 736 m2**

**Type: House**



Scott Newton  
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## **Auction Guide: \$560,000**

Auction: Saturday February 17th @ 1pm If you are looking for a potential sub-division site (subject to council consent), a renovation opportunity or wanting to build a brand-new home, 40 McDonald Road offers all of the above. Presenting 736sqm of land, with no easements, a 21.3m frontage & a 3-bedroom home built in 1962, with an additional rumpus room that could be transformed into a 4th bed or granny flat and a large garden shed also situated on the substantial block – allotments this size do offer variable options. Dividing the land and building new homes can be discussed with the local council, perfect for a 1st time developer or a seasoned professional. Located just 2.5kms from Mawson Lakes – including the Shopping precinct, Mawson Train & Bus Interchange, University campus & the Mawson Lakes hotel, a 1.6km walk to Parafield Gardens High School – the location offers convenient living & lifestyle. The Port River expressway can lead you to Semaphore Beach within 15 minutes in light traffic and the CBD is just 14kms away. Phone Scott Newton on 0427 265 012 for information. Specifications: CT / 5205/827 Council / Salisbury Zoning / Built / 1962 Land / 736m<sup>2</sup> Frontage / 21.3m Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069