

**40 Portrush Road, Payneham, SA 5070**

**Sold Residential Land**

Tuesday, 28 November 2023



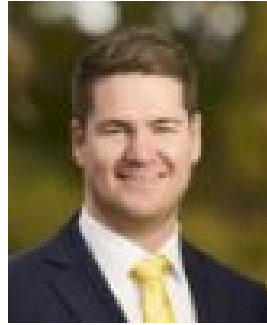
40 Portrush Road, Payneham, SA 5070

Area: 767 m2

Type: Residential Land



Andrew Welch  
0870821411



Tim Knowling  
0451667360

**\$725,500**

An extraordinary opportunity exists to acquire 40 Portrush Road (vacant land of 747sq.m approx.) and 42 Portrush Road (house on a 570sq.m allotment approx) properties as a whole or individually. The properties are on separate Titles and present the discerning purchaser(s) with a myriad of exciting possibilities. Please copy and paste the below link into your browser to see 42 Portrush Road Payneham <https://raywhitekensington.com.au/L25247160> Offered for the first time in many years, this represents a once-in-a-lifetime opportunity. Bought as a whole and capitalising on a total 1317sq.m (approx.) of blue-chip land in a prime lifestyle location that is highly accessible to quality schools, the CBD, brilliant shopping, dining and bus stops out the front. This premium west-facing site, stretching back an impressive 35.31m (approx), provides the rare credentials required to design a lavish family home or set a new benchmark of easy-care living with a group of luxury town residences (subject to planning consents). At 42 Portrush, the existing (early 1900s) period home's great bones provides the ideal foundation for those with imagination and vision to undertake a contemporary renovation and extension beyond the original façade. Alternatively, the significant parcel of land with a 16.15m approx. frontage is perfectly poised for its next chapter. Start again and create an exclusive and private family home or a dual-townhouse development (STPC). Tenanted for the last 7 years, the home is currently in comfortable condition to continue to lease out while considering the many options. The 2 bedroom home features soaring ceilings, lounge room, functional kitchen/meals, bathroom, laundry, separate WC and driveway with plenty of off-street parking. If purchased individually, the vacant block of land at no. 40 Portrush Road with a 17.14m (approx.) width is also suitable for a dual-residence development, or a brand-new family showstopper befitting of its premium address (STPC). As the demand for residential luxury residences close to the City continues to surge, now's the time to seize this landmark opening to develop these sites, bring your grand plans to this sought-after address and realise its vast future potential. This is an opportunity you simply can't miss! Auction: Thursday 14th December at 09:30am on site CT: 6046/229 Council: Norwood, Payneham and St Peters SA Water: \$193.93pq (approx) RLA 312012