

# 405 Diagonal Road, Sturt, SA 5047



## House For Sale

Thursday, 16 May 2024

405 Diagonal Road, Sturt, SA 5047

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 754 m2**

**Type: House**



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## Contact Agent

Auction Sat, 1st Jun - 10am (usp) This timber framed home owned by the same family for over 50 years on approx. 754m<sup>2</sup> of land with a 31.83m frontage to Lincoln Avenue and 34.62m frontage to Diagonal Road offers:- 4 bedrooms- 2 bedrooms with ceiling fans- Formal lounge- Updated kitchen with gas stove, plenty of bench & cupboard space- Functional bathroom and separate new toilet- Separate laundry Additional features include:- New reverse cycle split system air-conditioning- Gas heater in lounge- New roller blinds- Fully fenced- Double carport and additional single garage - Functional inground pool ready to be filled with water- Solar panels - Two rainwater tanks- Verandah and tool shed- Attic ladder Ideal investment property or development opportunity (STCC) Close proximity to Westfield Marion Shopping Centre, SA Aquatic and Leisure Centre, Flinders Medical Centre, Flinders University, Darlington Primary School, Seaview High School, Stella Maris Parish School, Southern Expressway and public transport. CT Reference - 5675/789 Council - City of Marion Council Rates - \$1,455.62 pa Emergency Services Levy - \$133.15 pa Land Size - 754m<sup>2</sup> approx. Year Built - 1955 Total Build area - 251m<sup>2</sup> approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403