

41 Pompoota Road, Hope Valley, SA 5090



House For Sale

Friday, 1 December 2023

41 Pompoota Road, Hope Valley, SA 5090

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 740 m2

Type: House



Mohit Gupta
0421472034



James Casserly
0404306454

Auction (USP) 15/12 @ 6:30PM

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this development opportunity ripe in the suburb of Hope Valley and only a stones throw away from Modbury and its civic centre surrounds. Take advantage of the many possibilities on offer subject to the necessary planning consent such as knock down and rebuild or subdivide and build two. Welcome to 41 Pompoota Road, Hope Valley. Situated on a generously sized, north facing allotment of approximately 740m² of flat land and with an approximate frontage of 18.29 metres; this opportunity is free of any easements, encumbrances and significant trees. Located within minutes of many local amenities such as Westfield Tea Tree Plaza and bus interchange, Modbury Hospital, Civic Park and Berri Reserve (as well as the many other parks and reserves) and only a stone's throw away from the shopping and business precinct that is North East Road. This is a chance to purchase in a rapidly increasing sought after pocket within an amazing local community. Features of this opportunity include:

- A 3 bedroom dwelling, in need of much TLC, is currently generating \$260 per week of income.
- North facing allotment of approximately 740m² of flat land and with an approximate frontage of 18.29 metres.
- No easements, encumbrances or significant trees.
- Development possibilities moving forward subject to the necessary planning consent.
- Fibre to the premises internet connection available.
- Local schooling options include Modbury South Primary School and Modbury High School just down Pompoota Road.
- Nearby places of worship include Hope Valley Church on Grand Junction Road, Hope Valley and Gurdwara Sahib on Famechon Crescent, Modbury North.
- Public transportation options are ample and can be found along Reservoir Road, Grand Junction Road and North East Road to name a few; as well having the Modbury Tea Tree Plaza Bus Interchange within walking distance which travels along the O-Bahn and will make your CBD commute a breeze. With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must! Please note that this property is scheduled to be auctioned on 15/12/2023 @ 6:30PM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034

DISCLAIMER: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 322341