

**413 North East Road, Hillcrest, SA 5086**



**House For Sale**

Wednesday, 3 April 2024

413 North East Road, Hillcrest, SA 5086

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 950 m2**

**Type: House**



Steve Lund

0474991234

## **Auction (\$800,000)**

Auction Location: On-Site Opportunities like this are rare! A high-profile corner block of approx. 950sqm on North East Road, with dual access and no easements, making it perfect for future development and/or subdivision (STCC). Add to this an existing home that's perfect to update and improve, or ready to add to your rental portfolio now! So, if you are a developer, investor or looking for your next project with real opportunities, then check it out, it could be the best thing you ever have done! Features Include: \* Large corner block of approx. 950sqm with no easements \* House, that's ready to move into or rent out. \* Separate rumpus room provides additional living area \* 3 Bedrooms, all with built in robes \* Large outside entertaining area \* Gas heating and ducting cooling \* Single garage, plus workshop and utility shed \* Drive through access to dual length carport \* Rental appraisal available on request Don't miss this one! 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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516