

43 Rowe Avenue, Northfield, SA 5085



Sold House

Friday, 3 May 2024

43 Rowe Avenue, Northfield, SA 5085

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 691 m2

Type: House



Sumit Khatri
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Contact agent

Auction Sat 18th May 11.15am (USP) #Adjacent to highly sought-after Lightsvue and within walking distance to nearby parks and reserves, this property, in its original condition, sits on a substantial west-facing block, offering several compelling reasons to capture your interest. Currently featuring 3 bedrooms, a living area, dining space, kitchen, and an expansive backyard with a garage, shed, and a large lawn area, the property stands ready for various possibilities. Whether you envision a transformation into a splendid family home for the future or see potential in subdivision for developers aiming to optimize investment returns, the options for redesign and rebuild are extensive, given the approximate 18.28m frontage (STCC). Visit <https://sappa.plan.sa.gov.au/> for more information on development requirements for the area or contact the City of Port Adelaide Enfield Council. Surrounded by delightful parks, playgrounds, and reserves, the Northgate Shopping Centre within a 5-minute drive, and an IGA just down the road, along with popular local cafes and eateries such as Jibbi & Co and Carl's Jr, the location exudes a vibrant and emerging energy in this thriving northern area. Key features include:- Expansive 691 sqm (approx) land area with an 18.28 m frontage- Absence of easement or significant trees- Subdivision potential subject to council consent (STPC)- Three generously sized bedrooms along with a living area- Kitchen and dining space- Covered parking for two cars- Convenient access to local shops and amenities- Currently on periodic lease for \$425/week Do not let this exceptional opportunity slip away! We encourage you to register your interest promptly to secure your chance to own this remarkable home. For any further information, please contact Sumit Khatri or Marco Lai. 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 inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Ray White Adelaide City office (2/127 Hutt Street, Adelaide) for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.