

434 Grand Junction Road, Clearview, SA 5085



House For Sale

Wednesday, 22 November 2023

434 Grand Junction Road, Clearview, SA 5085

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 850 m2

Type: House



Benjamin Nightingale
0432199950



Nick Ploubidis
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AUCTION: Friday 8/12/23 at 11:30am

Auction Location: on site"UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE"Unlock the development potential of this large 850sqm (approx) square block with rear lane way access (STC). For the discerning investor awaits a three-bedroom, two-bathroom home that boasts potential and possibility. Presenting various opportunities for creation and customization, inviting visionaries to breathe life into its canvas.Feature highlights:- Large 850sqm square block with a 20.95m frontage (approx)- Rear laneway access for unrivaled convenience- Three bedrooms and two bathrooms- Double and single garaging accessed from rear laneway- Single garage complemented with a mechanic's service pit- Close proximity to parklands, shops, schools, and transportLocated in a suburb with both heart and convenience, this dwelling has been patiently waiting for its transformation/revitalization. Embrace the rare opportunity of this house and create your own timeless masterpiece. Act now to secure this property.AUCTION: Friday, 8th December at 11:30am, on site.CT: Volume 5685 Folio 673Council: City of Port Adelaide EnfieldCouncil Rates: \$1,045.55 per annum (approx)Water Rates: \$153.70 per quarter (approx)Land size: 850 square metres (approx)Year Built: 1954 (approx)The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.