

436 Grand Junction Road, Mansfield Park, SA 5012

House For Sale

Thursday, 13 June 2024

436 Grand Junction Road, Mansfield Park, SA 5012

Bedrooms: 5

Bathrooms: 1

Parkings: 4

Area: 687 m2

Type: House



Matt Sergeant
0439803923



Jake Halliday
0413693132

Auction 4:30pm Sat 29th June - Price Guide \$690K

Auction On Site 29th of June 2024 at 4:30pm (USP)] Matt Sergeant and Harris Real Estate are proud to present this exciting opportunity with endless potential at 436 Grand Junction Road. This property is set on a 687sqm block within the Employment Zoning, allowing the new owner to either continue using the premises as a residential property or elevate it for office or business use. The property features four bedrooms, a living area with a separate retreat, a kitchen and dining space, and a large rumpus room detached from the main house. The formal lounge room is grand in size, equipped with an electric fireplace and wall A/C for comfort in any weather. This lounge could also serve as the perfect spot for your office entry/welcome area. The kitchen includes a reverse cycle wall unit for year-round comfort. The master suite is generously sized and includes built-in robes and a ceiling fan. All bedrooms receive plenty of natural light and offer easy access to the bathroom. The bathroom is conveniently located between the bedrooms for family convenience and features a large bath, shower, vanity, and mirror. The toilet is separate from the bathroom and located in the laundry. The kitchen is ideal for cooking while remaining part of the action and is equipped with an electric cooktop, electric oven, range hood, double sink, and an abundance of bench and storage space. Adjacent to the kitchen, you will find the laundry, toilet, retreat, and fourth bedroom. Additional features you are sure to love:- Large 687sqm (approx.) block- Evaporative cooling for those hot summer days- Two rainwater tanks Through the rear sliding doors, you will discover your own outdoor oasis. The rear of the home features a large verandah with plenty of shade for protection from the harsh sun, two garden sheds, and a huge rumpus/games room that is fully powered with ceiling fans, heating, and cooling. The rumpus room offers endless options for use. With the Mansfield Park Hotel just a minute's walk away and Armada Arndale a short drive away, this property is in a prime location. Please contact Matt Sergeant or Jake Halliday now to arrange an inspection. Specifications: CT / 5669/240 Council / Port Adelaide Enfield Zoning / E Built / 1959 Land / 687m² (approx) Frontage / 17.37m Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Woodville Gardens School Birth-6, Pennington School R-6, Challa Gardens P.S, Blair Athol North B-6 School, Alberton P.S, Woodville H.S Disclaimer: 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 any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069