

45 Cooper Place, Hazelwood Park, SA 5066



House For Sale

Monday, 6 November 2023

45 Cooper Place, Hazelwood Park, SA 5066

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1393 m2

Type: House



Matt Scarce

Contact Agent

Explore this property's potential and its promise of things to come. A generous sized block in a top-class position with an approx. 30.48m frontage and with rear access from Lambden Lane. With two allotments each being approx. 696sqm (approx. 15.24m wide x 45.72m deep) the property provides buyers with some exceptional development options (subject to the necessary consents). Situated on one of the eastern suburbs most sought after leafy streets, "Parkindula" offers buyers flexible accommodation. Comprising of a formal entrance hall, four large bedrooms, (the 4th with potential to become another living room), a study, a well-proportioned lounge/dining room, the kitchen that overlooks the meals area, a sun-room with views over the garden, two bathrooms and a separate laundry. The home is surrounded by attractive gardens with an elevated rear patio and lawn that takes advantage of the outlook across the swimming pool and beyond. In addition to the lock-up garage located at the front there is also a double garage at the rear with access off Lambden Lane. The family will enjoy the reserve near to the back of the property which is also located on Lambden Lane. The children will be spoilt for choice in relation to schooling with the property zoned for the JB Cleland Kindergarten, both the Linden Park and Burnside Primary Schools and the Glenunga International High School. You'll also have easy access to some excellent private schools with both Seymour College and St Peters Girls School being within 2 - 3kms respectively from this location. While it's only 2kms to the cosmopolitan cafes and shops of Burnside Village and 5kms to the Adelaide CBD. This is a unique opportunity to acquire a large family estate and renovate to your specific requirements and taste. Alternatively, you may wish to re-develop possibly creating two or three homes on the site (subject to the necessary consents). The property is for sale as a whole or each allotment may be purchased separately. Offers close Monday, 27th November 2023 at 5pm (unless sold prior). For further information or to arrange an inspection please contact Matt Scarce on (08) 8332 1022 or 0411 185 205. Other Features Include: Split system air-conditioning Built-in robes in bedrooms one, two and three A built-in linen press Dishwasher Gas cook-top A kitchen servery Plenty of laundry storage space A full bath in the main bathroom External access to the rear toilet and main bathroom Elegant Colonial style windows and a front portico Internal access from the single garage Semi-circular driveway with two entry points *Pricing Information: The Vendor has opted not to state a price guide. Please contact us to receive the latest sales data to assist you. All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. RLA 222182