

**46 Gibson Street, West Beach, SA 5024**

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**Sold House**

Friday, 11 August 2023

46 Gibson Street, West Beach, SA 5024

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 786 m2**

**Type: House**

## Contact agent

A suburban goldmine, this deceased estate offers land-value buying for savvy investors, developers and families seeking a rebuild opportunity. Perched on the fringe of Apex Park and leafy Linear Park just 1km from the beautiful beachfront, the 786sqm allotment is perfect for a substantial family home with room for a swimming pool. The generous 17.8m street frontage does throw the option to subdivide (stcc) well and truly into the mix however, providing options that are certainly attractive. The neighbourhood is booming with stunning new homes which is no surprise given the exceptional seaside lifestyle this prime location offers! You'll be living the dream amidst excellent local schools, leafy nature reserves, sporting fields, Harbourn town shopping complex and popular golf courses while boasting an easy commute to the city and the airport. Positioned between those bustling, vibrant seaside hotspots - Henley Beach and Glenelg - there is an endless choice of local dining, shopping and entertainment venues to explore. Highlights include: • Large 786sqm allotment with 17.8m street frontage and an existing dwelling • Prime walk-to-beach location seeing strong urban redevelopment • Bordering Apex Park and steps to Linear Park walking/cycling trails • 1km from the beach and a superb coastal lifestyle • Very short walk to public transport • Just 600m to West Beach Primary School (unzoned) • Zoned Henley High School (3.2km) Be quick to secure your chance to create one or two sophisticated coastal residences and an easy breezy seaside lifestyle. PLEASE NOTE: THERE ARE NO INTERNAL PHOTOS AS THE PROPERTY IS EXTREMELY DILAPIDATED AND RUN DOWN. THIS IS BEING SOLD AS LAND VALUE IN A PRIME LOCATION Council rates / approx \$p.q SA water / approx \$p.q ES levy / approx \$TBA p.a LET'S TALK RLA 267639 Disclaimer: We have in preparing this content used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this property listing. Prospective purchasers should make their own enquiries to verify the information contained in this property listing. All measurements are approximate, and homebuyers are encouraged to undertake due diligence before a property purchase by independently verifying this content. less