

**46 Hanson Road, Woodville Gardens, SA 5012**



**Sold House**

Thursday, 21 September 2023

46 Hanson Road, Woodville Gardens, SA 5012

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 730 m2**

**Type: House**

## Contact agent

This property is nestled in one of Woodville Gardens' most coveted locations. Boasting an expansive 730 sqm Allotment (approx.), with an impressive 19.5m frontage with valuable rear access. A great opportunity amidst a thriving community of residential homes surrounded by successful commercial establishments, including Chemist Warehouse, restaurants, offices and shops. This property is a true gem for developers. The size and dimensions of this site are perfectly suited for buyers looking to subdivide, develop (STCC) or an opportunity to transform into your new business location (STCC). With both front and rear access, this property provides versatility in design and layout, allowing you to unlock its full potential, this site accommodates a wide range of projects and offers a large living room, family room, rear granny flat and lock up garage. Situated on sought after Hanson Road in Woodville Gardens, this property enjoys proximity to a wide array of convenient amenities. From the nearby Chemist Warehouse to the welcoming Finsbury Hotel, and the retail therapy haven of Armada Arndale Shopping Mall, nearby Woodville Gardens Primary School, Woodville High School & Children's Centre and stone throw away from bus stops with every convenience at your fingertips. Access to healthcare is a breeze with the Doctor Surgery next door, and you'll also have a tempting selection of restaurants to satisfy your culinary cravings. This prime location not only offers potential for development but also promises a lifestyle of convenience and comfort. Don't miss your chance to seize this exceptional opportunity. - Frontage 19.50m- Depth 37.49m- Total area 730sqm (Approx.)- 3 Bedrooms- 1 Large living room- 1 Large family room- 2 Bathroom- Large garage- Granny flat at the back- Potential Car Space over 8 cars- Close to all amenities Your next project starts right here! Council: City of Port Adelaide Enfield Zoning: GN - General Neighbourhood Council Rates: \$1,224.40 per annum Water Rates: \$167.87 per quarter For more information, contact: Phuong Nguyen 0413 803 885 RLA 215339