

48 Sullivan Terrace, O'Sullivan Beach, SA 5166

HARRIS

House For Sale

Tuesday, 21 November 2023

48 Sullivan Terrace, O'Sullivan Beach, SA 5166

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 716 m2

Type: House



Marco Wenzel

0481090830

\$390k

Boasting a brilliant location seconds from the coastline, 48 Sullivan Terrace presents an epic opportunity. This parcel of 694m² is the ideal canvas to start sketching your future, no matter your plans. Whatever your vision may be, there's endless scope for the next era. This sizeable corner allotment is equally capable of being the site for your dream home, an architectural masterpiece, a clever subdivision (STCC), or a passion project reimagining the existing dwelling. Currently, a modest 1960s home is in residence, comprising expansive front lounge, connected dining room and kitchen, separate laundry, roomy bathroom, and three spacious bedrooms, providing a solid framework for evolution. With vision and elbow grease, it remoulded and upscaled into a serene retreat, profitable investment, or chic short-stay rental, keeping a watchful eye over the block for you while you finalise longer term plans and paperwork. More than just an address, the remarkable location is your front row seat to the best of Adelaide's southern beaches and the coastal community. Walking distance to the Coast Park Trail and the sands of O'Sullivan Beach, with the boat ramp on hand for downtime spent chasing the perfect catch. If you do need to venture out, it's only a 30-minute drive to the CBD via the South Eastern Freeway, or 20 minutes south to the to the world-class wine regions of McLaren Vale for cellar door tastings. Whichever way you look at it, the future looks bright. More to love: • Carport and off-street parking • Timber floors • Ceiling fans • Built-in robes • Ducted air conditioning Specifications: CT / 5562/349 Council / Onkaparinga Zoning / General Neighbourhood Built / 1968 Land / 716m² ES Levy / \$105.90pa SA Water / \$153.70pq Council Rates / \$1,478.52pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / O'Sullivan Beach P.S, Christie Downs P.S, Christies Beach P.S, Morphett Vale P.S, Christies Beach HS & Southern Vocational College 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 | 226409