

**5 Parilla Avenue, Hope Valley, SA 5090**



**House For Sale**

Tuesday, 30 January 2024

5 Parilla Avenue, Hope Valley, SA 5090

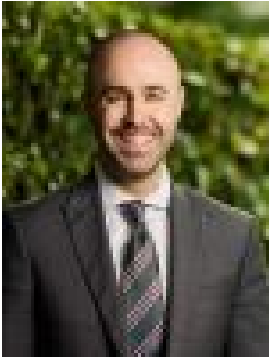
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 702 m2**

**Type: House**



Nick Borrelli  
0861871302



Will Hurley  
0452657914

## **Auction On-Site Saturday 17th February 4:00PM**

Unlock the potential of 5 Parilla Avenue, Hope Valley! This property, with its original 1962 3-bedroom house, presents a golden opportunity for developers. The spacious living area, combined kitchen & meals space, laundry, bathroom, and single garage offer a solid foundation for transformation. Situated on a generous 702sqm block with an impressive frontage of 18.28m and a depth of 38.4, this property is a canvas for your development vision. The prospect of subdividing into two blocks adds immense value (STCC). Alternatively, seize the chance to build your dream home on this expansive block in a prime location. Ideally located with public transport nearby for direct access to the CBD via the O'Bahn and within easy reach of desirable amenities. Tea Tree Plaza is just up the road along with Modbury Hospital, Bunnings Hardware and other lifestyle shopping outlets. There is a range of parks and reserves in the local area, ideal for your sporting and recreational activities. Unzoned primary schools in the area include Modbury South Primary School, Modbury West School, Modbury School Preschool to 7 & Wandana Primary School. The local zoned high school is Modbury High School. Quality private schooling can be found nearby at Torrens Valley Christian School, Kildare College, Burc College and St Pauls College. Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | TEA TREE GULLY Zone | GN - General Neighbourhood \\ Land | 702sqm (Approx.) House | 136sqm (Approx.) Built | 1962 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa