

52 Mercedes Drive, Holden Hill, SA 5088



Sold House

Wednesday, 20 March 2024

52 Mercedes Drive, Holden Hill, SA 5088

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 750 m2

Type: House



Joshua Faddoul
0870817722

\$917,500

Say hello to a rare opportunity to secure a tidy brick home on a substantial sized 750 sqm* (approx) corner allotment in the heart of Adelaide's North East. Welcome home to Mercedes Drive, nestled in Holden Hill and just moments away from a variety of shopping, parks and schools. While some TLC is required, this property boasts a generous land size that invites endless possibilities for those with a vision. With three well-proportioned bedrooms, a light-filled lounge room, and original hardwood flooring throughout, this home has all the fundamentals for a remarkable transformation. And for developers, this one's a no brainer. With the potential to knock down and develop multiple homes on this sizeable lot, subject to council approval, the potential is undeniable. Location is hard to beat. Nearby Gilles Plains and Dernancourt shopping centres provide easy access to your daily essentials, while Westfield Tea Tree Plaza offers a world-class shopping and dining experience just moments away. Nature enthusiasts will delight in the proximity to Bentley Reserve, a short stroll away, with its oval, tennis court, playground, and dog park. Families will appreciate the excellent schools nearby, including Kildare College, Avenues College, Dernancourt School, and Paradise Primary School. And with the Adelaide CBD only 20-minute drive away, this spot truly encompasses the best of everything. With its enviable location and abundant potential, this property represents an excellent renovation or development opportunity that is not to be missed. Check me out: - Torrens Title, 1964 built - Corner allotment with land size of 750 sqm* (Approx) - 24m frontage on Mercedes Drive (Approx) - 26m frontage on Valiant Road (Approx) - Three spacious bedrooms with built-in robes - Tidy kitchen - Bathroom with built-in bath and 3/4 tiled walls - Large backyard with verandah - Double carport - Great location, minutes from Gilles Plains Shopping Centre and Dernancourt Shopping Centre - Great schooling options nearby including Kildare College. Specifications: CT // 5591/219 Built // 1964 Land // 750 sqm* Home // 152 sqm* Council // City of Tea Tree Gully. Nearby Schools // Kildare College, Avenues College, Dernancourt School. On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Joshua Faddoul - 0417 785 277 joshuaf@eclipserealestate.com.au RLA 277 085