

56 Howard Street, Nailsworth, SA 5083



House For Sale

Monday, 29 April 2024

56 Howard Street, Nailsworth, SA 5083

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 466 m2

Type: House



David Philpott
0883435600



Beverley Philpott
0883435600

AUCTION

Positioned within a beautiful suburb and surrounded by quality homes on tree-lined streets, this 1965 built conventional home sits on approximately 466sqm of valuable land within just 7kms of the CBD. With neutral tones throughout, this home has been freshly painted and is comprised of three bedrooms with mirrored built-in robes to one, a formal lounge which overlooks the east facing front yard, a well-equipped kitchen with dining area and a good-sized bathroom with separate toilet. Additionally, there is an external room which, while basic but also freshly painted, has immense potential to be transformed into a guest suite or home office that already includes an open space, ensuite with toilet & shower plus small kitchenette. The back yard offers some undercover area and is just waiting to be transformed into your own private escape or leave it as is if you prefer a minimalist and low maintenance approach to gardening. As mentioned, the property is freshly painted and other comforts include floating floors throughout, split system heating and cooling plus gas wall heater to the lounge and a gas instantaneous hot water system. Nailsworth is a suburb well in demand and experiences great growth with it's proximity to the CBD, tree-lined streets and green open spaces, and the tightly held school zones. Currently zoned to Nailsworth Primary School & both Adelaide and Adelaide Botanic High Schools and surrounded by quality private schools such as Blackfriars Priory, St Monica's Parish, St Andrews & Wilderness schools. Narnu Wirra Playground & tennis courts are 300m away and the redeveloped Broadview oval is 750m away which includes tennis clubs, lawn bowls, playground, BMX track, dog park and the brand-new Broadview Community & Sports Hub when you can grab a great coffee or head upstairs for a meal. The nearby Broadview Uniting Church also offers a great spot for a coffee and children's play area. Properties in Nailsworth are in high demand and Howard Street will be no exception to this! SPECIFICATIONSCT // 5811/959Zoning // Established Neighbourhood Land // 466sqmBuilt // 1965Council // Prospect Council Rates // \$1,619.70 per annumSA Water // \$180.12 per quarter + usageEstimated Rent // Written assessment provided upon requestDB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion.The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection.The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver.If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents.You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.RLA 46442