

**6 Byron Avenue, Plympton Park, SA 5038**



**Sold House**

Friday, 1 September 2023

6 Byron Avenue, Plympton Park, SA 5038

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 784 m2**

**Type: House**



Rod Smitheram

0417626037

**\$925,000**

Introducing 6 Byron Avenue, Plympton Park-a remarkable property that exudes both charm and potential. Nestled within a sought-after neighborhood, this residence boasts a stunning street frontage of nearly 19 meters, instantly catching the eye and promising a unique presence. The generous frontage not only adds to the property's curb appeal but also offers intriguing possibilities for future enhancements or modifications. Comprising three bedrooms and featuring an additional granny flat or rumpus room at the rear, this property offers versatility that suits a variety of living arrangements. This extra space could serve as a comfortable haven for extended family members, a private workspace, or a leisure area, enriching the property's value and functionality. The true allure of 6 Byron Avenue lies in its potential for transformation. With a land size of approximately 790 square meters, the canvas is vast, presenting an exciting opportunity for renovation, extension, or even redevelopment into multiple dwellings. The property's zoning and size provide a solid foundation for those with an imaginative vision, be it a modern expansion to cater to a growing family's needs or a redevelopment project that maximises its investment potential. Investors and homeowners alike will appreciate the long and short-term prospects that 6 Byron Avenue offers. Its strategic location within Plympton Park ensures proximity to essential amenities, schools, parks, Glenelg Beach, Jetty Road and transportation, further enhancing its desirability. This property presents a chance to secure a prime piece of real estate that can provide steady rental income, accommodate changing living situations, and potentially appreciate in value over time. 6 Byron Avenue stands as a captivating property with a captivating street frontage, abundant space, and promising potential. Its existing layout with a supplementary granny flat or rumpus room, combined with the option for renovation, extension, or redevelopment, opens doors for a range of possibilities. With a substantial land size, convenient location, and adaptability for both long and short-term investment strategies, this property invites those with a discerning eye to explore the numerous avenues it presents. Things we love: • 19m street frontage • 3 nice sized bedrooms • Rumpus room at rear • Potential to renovate, extend or re-develop (STCC) • Approximate land size of 790sqm • Perfect long term/short term investment • Close by to the City and Glenelg Beach • Public transportation readily available • Close by to the prestigious Immanuel College Auction: 16th September 2023 at 12:00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.