

**64 Hawson Avenue, North Plympton, SA 5037**



**House For Sale**

Friday, 3 May 2024

64 Hawson Avenue, North Plympton, SA 5037

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Area: 710 m2**

**Type: House**



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## Best Offers by 4.00 pm - May 16 (USP)

Prime Renovation Opportunity or Development Site in North Plympton Investors and owner-occupiers, seize the opportunity to transform this corner allotment property into your dream home or lucrative development project. Located at 64 Hawson Avenue in the thriving North Plympton area, this property presents endless potential for those with vision and ambition. Property Details: Address: 64 Hawson Avenue, North Plympton Build Size: 123 m<sup>2</sup> Land Size: 710 m<sup>2</sup> Hawson Ave Frontage: 16.6 m Byron Ave Frontage: 42.6 m Zoning: GN - General Neighbourhood Year Built: 1958 LGA: City of West Torrens Development Opportunity: Positioned on a corner allotment in the General Neighbourhood zone, this property also presents an enticing opportunity for developers (subject to council approval). Explore the potential for subdivision or redevelopment to maximise the value of this prime real estate. With the demand for quality housing on the rise, now is the time to capitalise on this lucrative investment opportunity. Renovation Potential: Unlock the full potential of this property by undertaking a comprehensive renovation. With a solid foundation and spacious layout, this home provides the perfect canvas for your creative vision. Whether you're a seasoned renovator or a first-time buyer looking to add value, this project offers endless possibilities for customisation and personalisation. Convenient Location: Benefit from the convenience of living in the heart of North Plympton, with easy access to a range of amenities and attractions. From schools and parks to shopping centres and transport links, everything you need is within reach. Plus, with the vibrant city centre just a short commute away, you'll enjoy the best of both worlds – suburban tranquillity and urban convenience. Key Features:- Spacious corner allotment offering ample potential- Solid foundation and generous build size- General Neighbourhood zoning allows for various development options- Convenient location close to schools, parks, and transport links Don't Miss Out: This is your chance to secure a valuable property in a highly sought-after location. Whether you're a savvy investor or an aspiring homeowner, don't let this opportunity pass you by. Contact us today to arrange a viewing and start planning your renovation or development project at 64 Hawson Avenue. Contact Wilson Rossi - Real Estate at 0481 391 041 or via email at [sales@wilsonrossi.com.au](mailto:sales@wilsonrossi.com.au) to arrange your personal tour. Wilson Rossi - Real Estate RLA 320 080