

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

**Sold House**

Wednesday, 21 June 2023



76 Hawson Avenue, North Plympton, SA, 5037

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Patricia Mckibbin

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## Public Trustee - To Finalise an Estate

Cherished One-owner home sits on a valuable corner allotment with two street frontages is perfect for tradies or a handy jack or jill BUT be warned this home needs more than a lick of paint but WOW it could be the ugly duckling that turns into a beautiful swan.

All-in-all, this home would benefit from your improvements however, the family are aware that being on a corner, and zoned GN the house may attract re-development. If this is you, we strongly suggest you make your own enquiries with West Torrens and PlanningSA.

To be Sold via Auction on Wednesday 25th January 2023 AT 12.00 noon

Specifications:

Built / 1957

CT / 5874/454

Land / 630m2 approx

Council / City of West Torrens

Zoned / General Neighbourhood

For Auctions the Vendor's Statement may be inspected at the office of McKibbin Real Estate for 3 consecutive business days prior to Auction Day and 30 minutes immediately preceding the auction.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.

In Summary

1957 Built House

3 Bedrooms, Lounge, Separate Dine

Land size approx. 630m2

Perfect for Tradies to Renovate

Possible Subdivision (STC)

Remove and Replace with Dream Home