

**8 Le Hunte Street, Kilburn, SA 5084**



**Sold House**

Friday, 20 October 2023

8 Le Hunte Street, Kilburn, SA 5084

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



John Lyrtzis  
0883435600

**\$710,000**

**SOLD AT AUCTION** Discover the potential at 8 Le-Hunte Street, Kilburn. Auction on Site: Saturday, 18th November 2023 at 12:00 noon. Please note that due to the properties derelict state, inspections are currently unavailable due to OH & S standards. The property will be auctioned and contracted and sold on an as is basis, no further works will be carried out by the vendor prior to the day of settlement. Although currently in dilapidated condition, this property now has huge potential to unleash your creativity and embark on a total renovation or embark on a new construction project, the choice is yours. This unique property provides an ideal canvas for your vision. Situated in the heart of Kilburn, this property offers a rare 803.91m<sup>2</sup> piece of land, with dimensions, approximately 15.24m x 52.75m. Zoned Urban Renewal Neighbourhood (Z6307) – URN. Embrace the chance to shape your future in this sought-after area, where a lively community atmosphere blends seamlessly with the all the current additional development in the area. Your future project starts here. For further enquiries contact John Lyrtzis 0411507930 Council / City of Port Adelaide Enfield Zoning / Urban Renewal Neighbourhood (Z6307) – URN. Built / 1960 Land / 803.91m<sup>2</sup> Approx. Council Rates / \$TBASA Water / \$TBAES Levy / \$TBADB 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 figure's 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