

8 Melrose Avenue, Clearview, SA 5085



Sold House

Saturday, 23 September 2023

8 Melrose Avenue, Clearview, SA 5085

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 716 m2

Type: House

\$640,000

8 Melrose Avenue, Clearview offers a unique opportunity to capitalise on the rear access to this property via Gale Lane to potentially create 2 x new Torrens Titled courtyard homes both with double garages to Gale Lane. Planning Approval has been granted for a proposed 1 into 2 x lot subdivision. The drawings and Decision Notification documentation from Plan SA will be made available to any interested party upon request so as they can pursue the project should they wish and do their own due diligence. Currently there is a solid brick 2-bedroom home circa 1958, sitting on the property that enjoys a North facing back yard and easy access to public transport, great schools and shopping facilities. With a rental potential of \$360 to \$400 per week, this offers the investors & developers holding income while they obtain their building rules consents & build quotes. Don't miss out on your chance to secure a fantastic opportunity to acquire a site that has a range of options available to the home buyer - new home builder or for the investor developer who wants to build 2 x homes here and take advantage of the rear lane access.* Torrens Titled with 17 Metre (approximately) frontages to Melrose Avenue & Gale Lane * North facing back yard to take advantage of winter sun and thermal efficiency* Each potential new block will have 358 SQM in area and 8.4M frontage to Melrose Avenue (S.T.C.C) Planning Approval has now been granted. * All building and development will be subject to consents & approvals * Access to Gale Lane, potentially offering double garages to each new allotment / home - Subject to Building Rules Consents & Approvals from Plan SA & City of Port Adelaide Enfield Council Contact Kevin at Jump Property RLA 260 752 for more information including the drawings of the Planning Consent elevations, facades & plan of division (S.T.C.C) M: 0432 375 216 E: kevin@jumpproperty.com.au