

**8 Parkers Road, Gawler Belt, SA 5118**



**Sold House**

Tuesday, 16 January 2024

8 Parkers Road, Gawler Belt, SA 5118

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 2761 m2**

**Type: House**



**Brett Brook**

0413664434

**\$355,000**

"Under Instructions from the Public Trustee" - no price guide to be provided Auction will be held off-site at our office on 80 Unley Road, Unley on Wednesday 31st January @ 12 pm. Open inspection held on 31st January at 11:30am in our office for auction registrations. The property is sold "as is" and the sale will include all items on-site. Please note that the existing home on the property has a Housing Improvement Order over the property. Internal inspection of the dwelling is not possible on the day of inspection. Set on an expansive Torrens Title allotment of 2,761 m2 (approx) this is the perfect place to design and create your absolute dream home in a thriving locale just 650 m from the highly sought after Xavier College. The focus of this sale is on the land itself, providing an excellent opportunity for those looking for a blank canvas. The potential demolition (STPC) of the existing structure opens up endless possibilities for new construction (STPC), allowing you to start afresh and create your dream home to be enjoyed for many years to come! Outside the large backyard offers exciting scope to add landscaping and establish a family-friendly yard for pets and children to play. Optimise the available space by incorporating the pool you've always envisioned (STPC), and design your ideal outdoor entertainment space which will be a haven for the whole family. Ideally situated away from the hustle and bustle, enjoy a 6 minute drive to the main street of Gawler for all your local shopping needs and amenities including Gawler Central Shopping Centre, Gawler Central Train Station and excellent local pubs and hotels for weekend enjoyment. LIST OF SUBSTANDARD DEFECTS: Entire Dwelling; ceiling - Ceiling damaged & mould to multiple rooms Shed; Rear structures not safe More reasons to love this opportunity:- Internal inspection of the dwelling is not possible on the day of inspection- Torrens Title on 2,761 sqm (approx)- The property is sold "as is" - the sale will include all items on-site.- Exciting opportunity to knock down and rebuild (STPC)- Rural Living Zone - 9 minute walk to Xavier College - 4.4 km from Gawler Primary School- Zoned to Gawler and District College B-12- 6 minute drive to Gawler Central Shopping Center- 38 minute drive to the Adelaide CBD - Housing Improvement Order over the property Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.