

# 9 - 11 Spencer Street, Campbelltown, SA 5074



## House For Sale

Thursday, 9 May 2024

9 - 11 Spencer Street, Campbelltown, SA 5074

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1405 m2**

**Type: House**



Christina Chen

0424338686

## Auction On Site 4PM 8th June 2024 USP

Auction on site, 4pm @ 8th June 2024 USP, offers could be considered for whole land or individual property prior to auction. Keeping a low profile in a high-demand location, these two north facing Torrens title allotments combine to deliver gift-wrapped golden opportunities for developers, investors, and savvy family buyers. The existing three bedroom, one bathroom properties are in mostly original condition, with no.11 sporting a few juicy updates. But tipping the scales in favour of developers is the planning consent from council for the design of five sparkling two-storey Torrens Titled homes capturing gorgeous hills outlooks! The combined allotments span 1405sqm (approx.) with 37.18m street frontage, easily accommodating five two-storey residences with easy-care north-facing rear gardens and glorious views to the surrounding hills face zone. Four of the proposed townhouse designs feature single garages with mudroom access to the home, four bedrooms, open plan living with sizzling kitchens, delightful alfrescos and upstairs retreats. The fifth home design in the coveted end position includes a double garage and an upstairs master featuring a balcony and double vanity ensuite. Lucrative rentals until you are ready to build or an immediate development project, this is an unmissable opportunity in a booming location with abundant facilities. Highlights include:

- Zone: General Neighbourhood
- Plans available for five Torrens Titled townhouses with north-facing gardens and hills views
- Proposed floorplans feature 4 bedrooms, 3.5 bathrooms, two living zones
- No.9 currently has three bedrooms, eat-in kitchen, main bedroom with bathroom connection
- No.11 has three bedrooms with robes, sunroom plus study, timber flooring, split system a/c, updated bathroom, carport plus garage, timber-decked outdoor entertaining space
- Design highlights include two master suites, exciting kitchens, deluxe bathrooms
- Lifestyle location near cosmopolitan cafes, exciting eateries, medical facilities, leafy local reserves
- Premium outdoor family living near Spencer Street Reserve and Linear Park
- Lochiel Park and Felixstow Reserve within easy reach
- Close to the ARC Campbelltown for recreation and sport
- Close to public transport and the Paradise Interchange
- Zoned Charles Campbell College (2km)
- Just 1km from East Torrens Primary School (unzoned)

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 our office located at 380 Payneham Road Payneham SA, for at least 3 consecutive business days immediately preceding the auction; and\* at the property at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Note: All the information that has been provided for this property has been obtained from sources we believe to be accurate. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate. RLA: 266115