

9 Arthur Street, Darlington, SA 5047



Sold House

Tuesday, 28 November 2023

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Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1026 m2

Type: House



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\$750,000

Discover a world of opportunity in this fabulous elevated position that captures alluring ocean views. Updated and functional this is an ideal opportunity to live in, or invest in, with exciting potential to develop or build your dream home in the future (stpc). A large central lounge/dining area adorned with timber floorboards and neutral tones, a modernised kitchen and an updated bathroom combine to offer a comfortable, move-in-ready lifestyle. Outside, a sprawling private yard, secure double garage and ample storage space complete the picture. With its ideal location and generous proportions, this property is an invitation to invest in your future. - Large 1026m2 allotment in a desirable elevated position- Wide street frontage of over 27m, offering a diverse opportunity to develop (stpc)- Rent out whilst you design your development opportunity (stpc)- Ocean views available from existing home with fabulous potential for future designs (stpc)- Substantial front yard space offering ample vehicle accommodation- Large central lounge/dining area with gas heating- Generous private yard featuring lawned area and established gardens- Secure double garage plus extensive dry storage areas- Built-in robe storage featured in two of the four bedrooms- Modernised kitchen with ample counter space- Updated bathroom with semi-frameless shower and full-size bathtub- Timber floorboards and neutral tones throughout- Just a 5-minute drive from Westfield Marion shopping centre- Outstanding access to Flinders University and Medical precinct

Other information: Title: Torrens Title Council: City of Onkaparinga Zoning: Hills Neighbourhood Build: c1950 Land: 1,026m2 Frontage: 27.3m Council Rates: \$1,797.65 per annum SA Water: \$157.09 per quarter Emergency Services Levy: \$131.60 per annum Rental Assessment: \$630 per week

All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. If this property is being offered via public auction, the Form 1 (vendors statement) will be on display 3 business days prior to the auction, and for 30 minutes preceding the auction at the place of auction. RLA325330