

**9 Bruce Street, Aberfoyle Park, SA 5159**



**Other For Sale**

Wednesday, 22 November 2023

9 Bruce Street, Aberfoyle Park, SA 5159

**Bedrooms: 10**

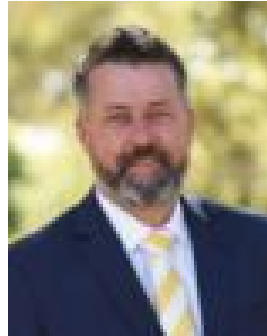
**Bathrooms: 4**

**Parkings: 4**

**Type: Other**



Amy Rozek  
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James Leo  
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## AUCTION - Contact Agent

Amy Rozek and James Leo are proud to welcome you to 9 Bruce Street, Aberfoyle Park - a truly unique property that presents an unparalleled opportunity for discerning buyers. Nestled on over 2000sqm of prime land, this residence boasts a distinctive charm and character that sets it apart from the rest. This property comprises three distinct dwellings, each with its own appeal. The original farmhouse, a piece of local history, sits on its own generous 1200sqm approximate block. The remaining two dwellings, both currently rented, offer modern living spaces with three bedrooms and one bathroom each. With over 2000sqm of land, the possibilities are endless. The original farmhouse exudes character and warmth. With its own 1200sqm block, this piece of history offers a unique living experience. Restore and preserve the farmhouse's heritage, or explore options for a bespoke renovation or redevelopment. The two additional units, currently leased, present a fantastic investment opportunity. Benefit from immediate rental income or explore the potential for redevelopment to maximize returns. Key points:- Rare huge parcel of land - Torrens title- Three separate dwellings including farmhouse, dwelling A and dwelling B- Dwellings A and B currently rented- Farm house comprising of 4 bedrooms, two bathrooms, and multiple living- Farm house allotment approx. 1300sqm - Dwellings A and B comprising of three bedrooms, one bathroom, open plan rear living- Dwellings A and B allotments approx. 235sqm each- Potential subdivision protentional (STCC) - 2006sqm (approx) allotment Situated in the sought-after suburb of Aberfoyle Park, enjoy the convenience of nearby amenities, schools, and parks. Easy access to public transportation and major roads ensures a seamless connection to the wider community. This property is a rare gem, offering a harmonious blend of history, investment potential, and lifestyle. For more information contact Amy Rozek or James Leo. Disclaimer: All information provided is deemed reliable but not guaranteed and should be independently verified.