

9 Coinda Street, Findon, SA 5023



House For Sale

Tuesday, 6 February 2024

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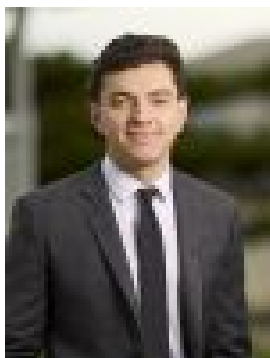
Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 760 m2

Type: House



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Auction On-Site Saturday 24th February 4:30PM

Have you been on the lookout for a big block base to see your dream home come to life? Or perhaps it's an exciting development project in the heart of Adelaide's sunny and sought-after west you're waiting for? Whichever your ambitions, surely your searching ends here with 9 Cooina Street delivering a sprawling 760m² parcel (approx) to explore unlimited redesign, rebuild or subdivision possibilities (STCC). From stunning and spacious family homes seizing long-term value walking distance to local schools and leafy parks, playgrounds and reserves, to splitting the block into sleek and stylish new builds and opening the door to eager, young buyers - it's all on the table here. With the solid original footings giving clear indication of Findon's tightly held and family-friendly surrounds, the opportunity for a bright new chapter to begin needs no more convincing. Combined with all your shopping essentials just around the corner or the bustling Findon and Fulham Gardens moments further, Seaton Park Train Station providing traffic-free city-bound commutes, and the soft sands of Grange Beach a mere 6-minutes from your front door... transforming this ideal address into an understated suburban stunner promises fantastic lifestyle finesse for all ages.

FEATURES WE LOVE

- Much-loved home in astonishing original kitchen, and set on a sweeping 760m² (approx.) allotment bursting with redesign, rebuild and redevelopment opportunities (subject to council conditions)
- Solid footings featuring 2 large bedrooms with ceiling fans, light-filled living with AC, bright and airy kitchen and casual meals with skylight, as well as neat and tidy bathroom
- Generous laundry and ducted AC throughout
- Large outdoor entertaining area with all-weather verandah
- Sizeable garage and storage shed
- Sweeping and sunny backyard with lush lawn, and long gated driveway
- 2kw solar panels

LOCATION

- Around the corner from the hugely popular Don Klaebe Reserve, and a short stroll to both Seaton Park Primary, as well as Findon High for stress-free morning commutes with the kids
- A stone's throw to your local Woolies and Fruit Lovers Market, or a quick 5-minutes to Findon and Fulham Gardens, and only 8-minutes to the bustling Westfield West Lakes
- Fantastic summer lifestyle too with the soft sands of Grange Beach under 4km's

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | CHARLES STURT Zone | GN - General Neighbourhood \\ Land | 760sqm (Approx.) House | 161sqm (Approx.) Built | 1955 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa