

9 Gordon Avenue, St Agnes, SA 5097

Raine&Horne.

Sold House

Monday, 4 March 2024

9 Gordon Avenue, St Agnes, SA 5097

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 690 m2

Type: House



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\$776,000

Zoned for Housing Density Neighbourhood - massive opportunity for flexible developments (Subject To Council Consent) Welcome to this charming 3-bedroom, 1-bathroom residence located in the heart of St Agnes. Set on a generous 690sqm block (approx.), this property presents an exceptional opportunity for developers, investors, and owner-occupiers seeking a versatile and well-maintained home with plenty of potential for future development (subject to council consent). Built in 1963, this solid brick home exudes timeless appeal and classic charm. As you step inside, you are greeted by beautifully polished jarrah floors that flow seamlessly throughout the living spaces, creating an inviting atmosphere. The home boasts a prime location within a quiet cul-de-sac, offering a peaceful retreat while still being just a short 5-minute drive from the bustling amenities of Westfield Tea Tree Plaza. For those with sustainability in mind, this property comes equipped with solar panels, a large rainwater tank, and a greenhouse, allowing you to live more eco-consciously and reduce your environmental footprint. Ample storage space is provided by a large shed/garage and garden shed, catering to all your storage needs. A lockable side gate ensures security and privacy, with a driveway leading to the 2-car garage or shed and enough room to accommodate up to 5 cars on the property. The spacious backyard presents endless possibilities, whether you dream of installing a pool, adding a granny flat (subject to council approval), or simply creating your own outdoor oasis where you can relax and entertain family and friends. Whether you're looking to invest, develop, or settle your family's future for the years ahead, this property offers the perfect canvas to bring your vision to life. Don't miss out on this incredible opportunity to secure your piece of paradise in St Agnes. Contact us today to arrange a viewing and discover the potential that awaits! The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.