

9 Hurstfield Terrace, Findon, SA 5023



House For Sale

Tuesday, 16 January 2024

9 Hurstfield Terrace, Findon, SA 5023

Bedrooms: 3

Bathrooms: 1

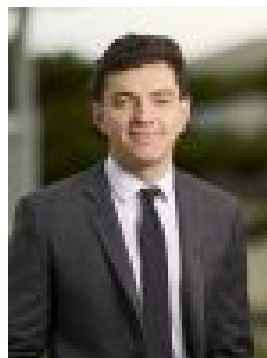
Parkings: 1

Area: 780 m2

Type: House



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Auction On-Site Saturday 3rd February 11:00AM

Wonderfully positioned in the heart of the hugely thriving west sits this all-original mid-century family home set on a sweeping 780m² (approx) allotment with 18.28m frontage, primed for exciting new beginnings. Whether you're searching for that elusive block for future redesign and rebuild potential, or perhaps looking to live or lease before transforming this enticing address into the home of your dreams or a stylish development paving the way for young new buyers (STCC) - the short and long-term potential here is huge. With a raft of everyday conveniences at arm's reach elevating this property's immediate appeal, enjoy plenty of local cafés, popular eateries and delicious specialty stores all a stone's throw from your front door, the bustling Findon Shopping Centre right around the corner for all your shopping essentials, as well as quick commutes to both primary and high school options, while ideal city-to-sea positioning dishes up a great summer lifestyle and still keeping you a hop and a skip to Adelaide CBD. Don't let this big block beauty slip through your fingers!

FEATURES WE LOVE

- Sprawling 780m² (approx.) parcel ready to be redesigned, rebuilt or redeveloped with exciting architectural potential (subject to council conditions)
- 18.28m (approx.) frontage
- Refresh and update to lease in the meantime with up to a 4-bedroom footprint, formal lounge and light-filled casual meals and kitchen zone providing great rental practicality
- Evaporative cooling throughout, refrigerated AC in lounge, and ceiling fan in master bedroom
- Separate WC to the neat and tidy bathroom
- Large outdoor entertaining area overlooking a sunbathed and spacious backyard
- 8 solar panels
- Generous front yard, long driveway and 7m by 3m garage plus garden shed

LOCATION

- Walking distance to popular cafés, hip micro breweries, and delicious specialty stores
- 2-minutes to Findon Shopping Centre for all your everyday shopping needs
- 5-minutes to Findon Park Primary and just 4-minutes to Findon High for stress-free starts to your day
- Under 10-minutes to the pristine sands of Grange and Henley Beach for a fantastic summer lifestyle and just 6km to Adelaide CBD

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 | 780sqm (Approx.) House | 157sqm (Approx.) Built | 1950 Council Rates | \$1,335.15pa Water | \$173.98pa ESL | \$313.10pa