

95-97 Dunorlan Road, Edwardstown, SA 5039

House For Sale

Tuesday, 7 May 2024

95-97 Dunorlan Road, Edwardstown, SA 5039

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1016 m2

Type: House



Shane Moore
0418669448

Auction On-site Sat 25th May @ 10:30am

Shane Moore and Harcourts are proud to present 95-97 Dunorlan Road, Edwardstown to the market. Set upon a huge 1016m² allotment with wide 24.87m frontage are two Semi-Detached Homes on one title that any astute investor or developer, who knows the endless potential a property like this offers, would love to add to their portfolio. The property is zoned General Neighbourhood to the City of Marion which, subject to Council Consent, offers a wide range of future development potential. Both homes are currently tenanted with a combined income of \$850 per week. Each home is set upon a 508m² approx allotment and offers..... 2 generous bedrooms plus study, separate lounge, central eat in kitchen, functional bathroom, separate laundry and toilet. Each has driveway parking for 2 vehicles and drive through vehicle access to a secure rear yard with generous lawn area. No 95: • Tenanted until 01/02/2025 @ \$425 per week No 97: • Tenanted until 09/12/2024 @ \$425 per week • Council Rates - \$1297 per annum / per property (\$2594 combined) • Emergency Services Levy - \$249 per annum / per property (\$498 combined) • SA Water - \$154 per quarter / per property (\$308 combined) • Year Built - 1949 In a great location close to local shopping, schools and public transport combined with the ongoing gentrification of Edwardstown ensures that properties in this location will be in high demand for many years to come. For Sale by Auction at 10:30am on Saturday 25th May 2024. Contact Shane Moore for further details.