

1-2/8 Avenue Road, Prospect, SA 5082



Block Of Units For Sale

Saturday, 29 June 2024

1-2/8 Avenue Road, Prospect, SA 5082

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 214 m2

Type: Block Of Units



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Auction On-Site Saturday 20th July 1:00PM

A stellar city-fringe investment as is, a prime parcel to develop, or a blue-chip base to build your dream family home (STCC)... whichever way you look at it, 8 Avenue Road delivers an opportunity packed with potential. Offering a unique dwelling division that sees two separate, self-contained homes neatly presented and featuring 2 spacious and private living areas, 2 bright and airy bedrooms, large main bathrooms, as well as refurbished laundries to include handy second bathrooms - this unsuspecting property manages to capture incredible adaptability across a 4-bedroom, 4-living, 4-bath footprint. With immediate and excellent rental yields on the cards, supported by neat and tidy contemporary interiors that you can comfortably leave as is, there's much more to consider here than your average house on the market. Especially if you're looking to one day redesign and rebuild from the ground up, seizing this rent-ready property gives you all the time in the world to explore exciting architectural plans and possibilities. Surrounded by tree-lined, character streets that has you a stone's throw to the hugely popular and vibrant café, shopping and social strip of Prospect Road, moments to O'Connell Street North Adelaide, and a bee-line to the CBD by way of car, bus, bike or walk for the fitness enthusiast - laying claim to this prized address with a property that offers endless scope to transform just may be the winter-warmer you've been looking for... FEATURES WE LOVE • Highly adaptable rental or multi-generational living potential • Each self-contained dwelling includes: spacious open-plan contemporary kitchen, dining and living zone, large main bedroom and ample-sized second, cosy second living, bright and airy main bathroom, as well as a second bathroom/laundry combination • Fantastic rental yield without needing to lift a finger • Excellent redevelopment site on a sweeping Prospect parcel or ideal address to redesign or rebuild your dream home from the ground up (subject to council conditions) LOCATION • Exclusive city-fringe positioning only 1.5km to North Adelaide and 3.5km to North Terrace for impeccable CBD access • Only 3-minutes to Prospect Road's thriving strip of boutique shops, popular cafés, restaurants and bars, as well as delicious specialty stores and weekend entertainment options • A quick 5-minutes to the bustling Sefton Plaza & Target, and Northpark Shopping Centre for easy reach to all your everyday essentials • Moments to North Adelaide Primary and zoned for the sought-after Adelaide Botanic High School 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. Norwood RLA 278530 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 | Prospect Zone | EN - Established Neighbourhood \\ Land | 464sqm (Approx.) House | 214.7sqm (Approx.) Council Rates | \$1,498 pa Water | \$374.16 pq ESL | \$377.80 pa