

**102 Shakespeare Avenue, Magill, SA, 5072**

ALL ADELAIDE

**House For Sale**

Wednesday, 14 August 2024

102 Shakespeare Avenue, Magill, SA, 5072

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Deep Solanki  
0426697852



Paul Bateman  
0422936645

## Rare Large Corner Block with 3 Street Frontage

This is a very rare opportunity of a relatively flat significant rectangular corner allotment of 720m<sup>2</sup>. Offering a 3 street frontage in a desirable, tightly held location. This land is now ready for its next evolutionary phase and offers an exciting opportunity for entrepreneurial developers to recognise the benefits of its fabulous location and potential.

The allotment promises a plethora of redevelopment opportunities with lenient council zonings affording the experienced homebuilder an opportunity to construct 2 brand-new homes (subject to current council consents and planning regulations).

The current original 1960's residence was recently long-term tenanted and features 3 spacious bedrooms across a traditional 5 main room design. A renovator may wish to renew and revitalise, but the real value of this offering is in the large allotment and its future use potential.

Get thinking, get creative and do the maths, this is a rare opportunity that will certainly reward the astute entrepreneur with a positive future vision.

Briefly:

- \* Original 1960s residence on generous corner allotment
- \* Block size of 720m<sup>2</sup>
- \* Opportunity to demolish and redevelop into multiple brand-new homes
- \* 3 street frontages with multiple access points available
- \* Great location close to local reserves, schools and shopping
- \* Original home of 3 bedrooms and 5 main rooms
- \* Unique opportunity for the astute entrepreneur

Outstanding recreational amenities are available just up the road at the Hectorville Sports & Community Club where tennis courts, playground, oval and open space offer fabulous community facilities. Modern shopping amenities can be found at Firlie Shopping Centre along with the specialty shops and medical facilities of Glynburn Road.

The local primary school, unzoned, is Magill School, while the zoned secondary school is Norwood International High School. Local quality private schools include St Josephs, Rostrevor College, St Francis of Assisi and Pembroke School.

Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.

The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.