

11 Corconda Street, Clearview, SA, 5085



House For Sale

Saturday, 10 August 2024

11 Corconda Street, Clearview, SA, 5085

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Big Block Base Sees Incredible Scope & Exciting Potential

With an address that captures stellar northern corridor convenience, as well as rubbing shoulders with the hugely popular Lightview and Broadview, 11 Corconda Street delivers a big block beauty ready to be transformed. Set on a sprawling 823sqm (approx) parcel, the redesign, rebuild and even subdivision potential here couldn't be more perfect for the taking (STCC)!

Although an all-original mid-century home sits now, a quick look around this thriving suburb quickly hints at the exciting scope on offer. Whether you're looking for a big block to build the family home of your dreams, or a stylish subdivision spilling with modern feature and form ticks the box, paving the way for younger buyers and couples eyeing room to grow - with 823sqm (approx) to play with, the architectural possibilities are limited only by your imagination.

Arm's reach to a choice of public and private schools, local cafes and easy public transport options ready to zip you to the CBD and back, as well as a stone's throw to bustling shopping precincts for all your daily essentials... planting your feet or paving the way for the next generation has happy days written all over this one.

FEATURES WE LOVE

- Huge 823sqm (approx.) allotment inviting ambitious redesign, rebuild and subdivision potential on this picturesque tree-lined street (subject to council conditions)
- Solid c.1950's property that you can clean-up and update and rent out, while securing a big block for future use
- Three ample sized bedrooms
- Generous formal lounge
- Open-plan kitchen and casual meals with solid timber floors
- Practical bathroom, separate WC and laundry
- Secure carport with roller door, and property-wide outdoor verandah

LOCATION

- Around the corner from Hampstead Primary for easy school runs, and moments to Roma Mitchell Secondary close by
- Easy reach to Greenacres, Sefton Plaza and Northpark Shopping Centre for no shortage of shopping options
- Plenty of local cafe and tasty takeaway options, and only 8-minutes to the vibrant Prospect Road teeming with boutiques and all your social destination catch-ups
- A quick 10-minute bee-line to the CBD by way of bus or car

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 | PORT ADELAIDE ENFIELD
Zone | GN - General Neighbourhood
Land | 823sqm(Approx.)

House | 150sqm(Approx.)

Built | 1959

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa