

20 Adelaide Rd, Gawler South, SA, 5118



House For Sale

Saturday, 10 August 2024

20 Adelaide Rd, Gawler South, SA, 5118

Bedrooms: 4

Bathrooms: 3

Type: House



Dave Stockbridge

0413089910

Full of opportunities and possibilities

Sited on an impressive main road fronted 1010m² allotment boasts rear land access and a flexible 2190 (Shop & Dwelling) Land Use designation.

Originally constructed in 1905 many of the original features still remain so encouraging a period inspired renovation into the future.

Over the years the property was extended so as to extend the living quarters and create more options for those in occupation. The flexible floor plan will entice many whilst others will see potential to transform this property into their vision such is the utility of the spaces on offer.

With such unrealised potential this property is ripe for renovation and so offering those with an eye for style and vision for their future a chance to make the most of this unique properties natural advantages.

With potential to subdivide (plans are available) there may be an opportunity to quickly leverage this property by establishing a party wall and converting this into two separate titles (STCC)

Currently let this property delivers healthy returns from long term tenants happy to remain although vacant possession may also be negotiated.

Offering 12 main rooms this substantial property is currently disposed to accommodate a growing young family and a thriving at home business which may serve as inspiration for others seeking the ideal balance between work and life.

Previously used as professional services and over the years has been a place that people have worked and lived this unique offering offers and enviable balance for those that work for themselves, value a high profile location and yet seek easy access to all that this effervescent township has to offer.

The current capital value is \$1,025,000 and our price guide is \$980,000.

With potential aplenty this property offers a seldom seen balance of features, size, location and flexibility rarely available.

Live in, rent out, refurbish or transform into something else this property ready and waiting for you.

****DISCLAIMER**** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase.

****The vendor statement along with all searches pertaining to the property will be on display at our office for 3 days consecutive days prior to auction and at the site of auction for 30 minutes before the auction****

CT: 5445/293

Land Size: 1010m²

House Size: 327m²

Year Built: 1905

Zone: Township Main Street

Council: City of Gawler

RLA 232366