

23 Australia Avenue, Modbury, SA 5092



House For Sale

Monday, 1 July 2024

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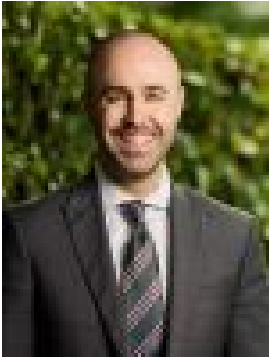
Bedrooms: 3

Bathrooms: 2

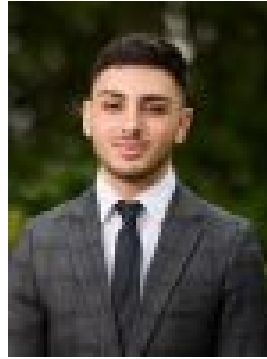
Parkings: 1

Area: 650 m2

Type: House



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Cristian Aloisi
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Auction On-Site Saturday 20th July 5PM (USP)

An incredible opportunity awaits you with this versatile property! Whether you're an investor seeking dual rental incomes, a renovator with a vision, or a developer eyeing subdivision possibilities, this is a must-see. Originally a classic 1978 circa home, this property has undergone a transformation. Divided into two separate yet joined residences, the front house boasts a spacious layout with one bedroom, one bathroom, a generously sized and naturally well-lit living room, and a combined kitchen and dining area. The back house features two bedrooms, 1 bathroom an open-plan dining and kitchen space, and a vast sunroom that serves as additional living space. Outdoor entertaining is a breeze with two large verandas. The property's appeal extends beyond its interiors. The expansive 21.3-meter frontage opens up exciting subdivision possibilities for developers. Investors will appreciate the potential for dual rental incomes from the two homes. The backyard boasts a sustainable garden filled with grapevines, citrus trees, plum, apricot, apple trees, passionfruit, herbs, tomatoes and so much more. For added convenience there is a large garden shed and a single secure carport. Although transformed, the property retains its charm and now offers a unique investment or development prospect in a sensational location. A short stroll takes you to Westfield Tea Tree Plaza and Modbury Hospital, while excellent parks and schools, including Ardtornish Primary School and Modbury High, are within easy reach.

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.

RLA 322799 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 | TEA TREE GULLY Zone | HDN - Housing Diversity Neighbourhood \\ Land | 650sqm (Approx.) House | 192sqm (Approx.) Built | 1978 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa