

**26 McInerney Avenue, Mitchell Park, SA, 5043**



**House For Sale**

Saturday, 10 August 2024

26 McInerney Avenue, Mitchell Park, SA, 5043

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Doris He

0423707585

## Prime Development Opportunity in Mitchell Park

This ideally positioned property, set on a generous 892sqm of prime land, presents a unique and exciting opportunity for subdivision, redevelopment (STCC), or investment with rental income potential from two maisonettes.

The site features:

- Over 31.2m frontage.
- Approved for subdivision into four Torrens title blocks (Planning Consent).
- Two separate dwellings on one title, each with individual SA water, electricity and gas meters.

Each maisonettes feature:

- 3 bedrooms and 1 bathroom.
- Formal lounge.
- Equipped with split system air conditioning.
- Potentially high rental yield.

Position for access to major North South corridors for CBD access. Nearby public transport, private and public schools, Flinders University and Medical Centre, Westfield Marion, and the Southern Expressway for a fast connection to McLaren Vale.

Located in the sought-after area of Mitchell Park, this property offers endless possibilities in a highly coveted location. Combining lifestyle convenience with untapped potential, it's perfect for savvy investors or developers with a vision for transformation. Don't miss this chance to secure a prime piece of real estate and make your mark. Contact us today to explore this rare opportunity!

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

NOTE: there is a HIA order on 28 McInerney Ave, Mitchell Park. Please contact agent for further information.

\*\* 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 advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015