

27 Murray Avenue, Klemzig, SA 5087

House For Sale

Wednesday, 3 July 2024

27 Murray Avenue, Klemzig, SA 5087

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 710 m2

Type: House



Sam Donnarumma
0415484164



Jean-Pierre Blanchard
0403292602

Auction Saturday 20th July 10AM.

To be Auctioned on site 20th of July at 10:00am. Nestled within the picturesque suburb of Klemzig stands a remarkable property with the promise of future possibilities. This one-owner original solid brick home, boasting three bedrooms, a formal lounge, updated kitchen with a versatile floorplan, double carport, and a garden adorned with established fruit trees, sits on a sprawling 710sqm block with an enviable 21.3 metre frontage, offering not only a nostalgic family home allotment but the potential for subdivision development subject to council consents. Keep the current home and enjoy the large allotment with wide frontage or subdivide the land and build your dream home now or in the future on one allotment and sell the other - you are spoilt for choices! It is absolutely perfect for the first home buyer to buy a quality home with the potential to upgrade as desired, investors will also appreciate that the property is ready to be tenanted with a great rental return, developers can explore the options which present to develop now or in the future subject to the necessary council consents. Take advantage of this opportunity and traditional family property which is becoming harder to find in Adelaide's popular inner north eastern suburbs. Beyond the rich history and development potential lies the vibrant community of Klemzig. This suburb seamlessly combines the tranquillity of suburban living with the convenience of nearby amenities, schools, and popular Linear Park. Residents can enjoy the best of both worlds, making it an ideal location for those seeking a balanced and enriching lifestyle. This property serves as an enticing entry point into a highly sought-after suburb. Enjoy close proximity to local shops, schools, and convenient access to the CBD. Minutes away from the O-Bahn Busway Interchange and located just 8 kilometres (approximately) to the Adelaide CBD, an easy walk to the River Torrens Linear Park, and conveniently close to numerous family reserves. Marden and Greenacres Shopping Centres are both just a short drive away for your convenience. In conclusion, what sets this property apart is the exciting prospect of subdivision development. With 710sqm of prime land, the potential for creating additional living spaces or investment properties becomes a reality. This opens the door to a myriad of opportunities for those with a vision for growth and development in one of Adelaide's sought-after suburbs. The Vendors Statement (Form 1) will be available for perusal by members of the public: (A) from the agent 3 consecutive business days immediately preceding the auction (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.