

**29 Deans Road, Campbelltown, SA, 5074**



**House For Sale**

Friday, 30 August 2024

29 Deans Road, Campbelltown, SA, 5074

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Opportunity Awaits In A Prime Location

Discover the potential of 29 Deans Road, Campbelltown, an original 3-bedroom, 1-bathroom property on approximately 857sqm of land. This property offers an exciting opportunity for developers, with subdivision potential (subject to council consent), or the chance to build your large dream home. While you work on your building plans, you can take advantage of the rental return by leasing out the existing home.

The home features a spacious combined living and dining area, a kitchen with ample bench and storage space, and three carpeted bedrooms with built-in robes. Outside, you'll find a single carport, a large backyard with three sheds, and ample space for future developments.

Perfectly located close to all valuable amenities, including the North Eastern Community Hospital and associated Lower North East Road medical practices, this property offers convenience and accessibility. Campbelltown Shopping Centre is just around the corner, with Centro Newton, Firle, and Marden Shopping Centres all within the local area. For recreation, Charlesworth Park, ARC Campbelltown, Dennis Morrissey Park, and The River Torrens & Fourth Creek Linear Reserves are nearby.

The zoned secondary school is Charles Campbell College, and nearby unzoned primary schools include East Torrens Primary School, Paradise Primary School, and Charles Campbell College. Quality private schools in the area include Sunrise Christian School, St. Ignatius College, St. Josephs, St. Francis of Assisi, and Rostrevor College.

**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 | CAMPBELLTOWN

Zone | GN - General Neighbourhood

Land | 857sqm(Approx.)

House | 181sqm(Approx.)

Built | 1961

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa