

**31 Hanson Street, Freeling, SA 5372**



**House For Sale**

Thursday, 4 July 2024

**31 Hanson Street, Freeling, SA 5372**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1437 m2**

**Type: House**



Benjamin Philpott  
0883435600



David Philpott  
0883435600

## \$300,000 - \$330,000

What a great opportunity this presents - Freeling 60 kilometers north of Adelaide has experienced above average population growth since 2011, it's on the doorstep of the Barossa Valley Wine Region and an easy commute to Gawler. This home will be Sold by Highest and Best Offer Tuesday 16th of July 2024 at 12:00pm. On offer is a large land allotment with a home that you could certainly renovate, this 3-bedroom property has potential both inside and out for the keen home renovator or a passion project for an astute first home buyer. Positioned in the heart of Freeling. This property offers an appealing land area of approximately 1437 square meters. On this land sits what could be a stylish 1940's residence, with and secure garaging and off street car parking, a tinkerer's workshop or car enthusiast's dream for most. What we love about this property! - Great size allotment - Character home with loads of potential - 3 Bedrooms - Shedding with separate rumpus rooms including heating and cooling - Separate living and dining areas - Separate shedding - Variety of fruit trees - Plus, much more. An amazing opportunity! Nestled in the community orientated suburb of Freeling, this property is close to a multitude of local amenities including Freeling recreation park, Freeling Foodland, cafes and Freeling Primary School. Only a short drive via the Sturt Highway brings you to the doorstep of the Barossa Valley and an abundance of wineries, gastronomic delights and amenity options! This home will be Sold by Highest and Best Offer Tuesday 16th of July 2024 at 12:00pm. Specifications - CT // 5705/883 Zone // Established Neighbourhood Land // 1437sqm (Approx.) Built // 1940 (Approx) Council // Light Regional Council Council Rates // \$TBA per annum Water Rates // \$TBA per qtr + usage ESL // \$TBA Approx DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. If a land size is quoted it is an approximation only. You must make your own enquires as to this figure's accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442