

**310 Prospect Road, Prospect, SA 5082**

**Boffo**

**House For Sale**

Sunday, 23 June 2024

310 Prospect Road, Prospect, SA 5082

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 650 m2**

**Type: House**



Brad Stevens  
0882697711

## **Auction \$1,150,000**

**Auction Location: On Site** Located in a highly sought-after area, this property holds immense potential for development (subject to planning consents). The Urban Corridor Zoning designation offers flexibility for various multi level development opportunities, allowing you to explore the possibilities of expanding or upgrading the existing property. (Subject to planning consents) Whether you're a savvy investor seeking a rewarding future project or a homeowner looking for a partially updated family home, this is your chance to make it your own. Don't miss out on this exceptional opportunity!

**Features that make this home special:-** Three good sized bedrooms, bedroom 1 with built-in robe- Additional sleepout / study- Light filled kitchen with ample of storage and bench spaces- Separate formal dining room with wood combustion heater and wall heater- Bathroom with separate bath and shower- Separate laundry- Separate toilet- Full length rear verandah- Second external toilet- Solid brick rumpus/second living area with kitchenette and large external laundry- Rear shed and store room- Single carport + parking for second car behind secure gates- Expansive, front and rear yards with a variety of fruit trees- Automatic roller blinds to front of house- NBN Connection- 650sqm (approximate) block

Located conveniently close to all suburban amenities and set amongst a vibrant family friendly local community. Northpark Shopping Centre, Sefton Plaza and Churchill Centre are all close by for your weekly shopping requirements. Local schools such as Prospect North Primary and Our Lady of the Sacred Heart School are all easily accessed in the immediate area. Public transport is a short walk to Regency Road or Churchill Road. All this and only 9km (approximately) from the Adelaide CBD.

All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174