

42 Ramsay Avenue, Hillcrest, SA 5086

HARRIS

House For Sale

Tuesday, 2 July 2024

42 Ramsay Avenue, Hillcrest, SA 5086

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 763 m2

Type: House



Tom Dunstan
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Nick Wheatman
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Contact Agent

Best offers by 10am Monday 15th July (unless sold prior) Tom Dunstan & Harris Real Estate are thrilled to present to the market 42 Ramsay Street. An opportunity that promises both exceptional location and substantial subdivision potential (STCC). Nestled in the heart of Hillcrest, one of Adelaide's most sought-after suburbs, this property offers a rare chance to capitalize on its strategic positioning. Situated within close proximity to schools, parks, shopping centres, and major transport links, convenience meets lifestyle here. The allure of this property extends beyond its immediate surroundings. With a generous land size and favourable zoning regulations, 42 Ramsay Street presents an ideal canvas for subdivision development (STCC). Investors and developers alike will appreciate the opportunity to maximize returns through strategic planning and development initiatives. Whether you envision creating multiple dwellings (STCC) or exploring other development prospects, this property provides the foundation for lucrative endeavours. In addition to its subdivision potential (STCC), the property benefits from a serene residential setting, ensuring a peaceful retreat amidst the vibrancy of Adelaide. Families will appreciate the nearby amenities and reputable schools, making it an attractive option for those looking to establish roots in a well-connected community. Don't miss out on this rare opportunity to secure a property that combines location, development potential, and lifestyle. All in one desirable package. Feel free to contact Tom Dunstan on 0433 594 835 to organise a private inspection or for further information. Specifications: CT / 5180/335 Council / Port Adelaide Enfield Zoning / GN Built / 1961 Land / 763m² (approx) Council Rates / \$1,295pa SA Water / \$177.05pq Emergency Service Levy / \$151.30pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Avenues College, Hillcrest P.S, Wandana P.S, Dernancourt School Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069