

462 The Parade, Rosslyn Park, SA, 5072

HARRIS

House For Sale

Saturday, 14 September 2024

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Bedrooms: 4

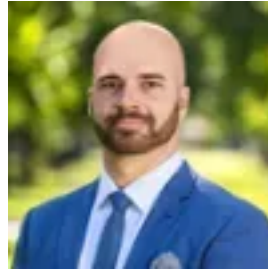
Bathrooms: 2

Parkings: 3

Type: House



Scott Moon



Troy Law

Live, work or complete a studio project – it's all here with triple occupancy potential on The Parade...

Best offers by 1:00pm Tuesday 24th September (unless sold prior)

Seeking bespoke shopfront exposure, a private residence and a rear studio bound for a new identity? 462 The Parade opens a bevy of doors to the savvy investor on Pembroke School's doorstep.

Set at The Parade's quieter top end with bus route convenience and a pivot to Norwood International High School, this broad-minded buy could make the live-work-play balance far easier to manage.

Whether you're thinking about a small café, professional suite, boutique homewares shop, or possibly a salon, its position within the blue-chip eastern suburbs widens the scope.

Handle the lot as an investment, and it opens the potential for three times the rental income.

The colourful c1920s dwelling is rich in character and will certainly reward those with vision; the central hallway with polished timber floors leads into three robed bedrooms, opposite a spacious procession of living, dining, and timber kitchen functionality.

Two rear bathrooms, upgraded over time, are supplemented by a 3rd WC/powder room with external access, and a 3rd wet area/4th WC in the rear studio.

If it wasn't already exciting, the fun starts now.

Valuable off-street parking includes a rear double garage and adjacent carport, and the open plan, granny flat-turn-studio with inbuilt storage, a kitchen and bathroom facilities, puts plenty more options on the table, and on the 696m² allotment.

Just minutes from Penfold's cellar door and restaurant, the breathtaking foothills trails, Kensington Gardens Reserve and the Bowling and Tennis Clubs, the East's next reward could come down to you.

With value in more ways than one:

- Rare triple-occupancy potential
- 696m² allotment | 15.24m frontage
- Plenty of character to the c1920s main residence
- Glazed shopfront, living zone or workshop
- Chance to complete or remodel the detached rear studio
- Polished timber floors through the main home
- Ceiling fans & BIRs to 3 main bedrooms
- Sizeable rear timber kitchen with stainless steel appliances
- Versatile rear lean-to sunroom
- Valuable off-street parking with a double garage & carport
- Large rain water tank
- An external 3rd WC – possibly for client use
- A private, fenced & lawned rear garden
- Demolish, refurbish or start over (STCC)

Specifications:

CT / 5432/418

Council / Burnside

Zoning / SN

Built / 1920

Land / 696m2 (approx.)

Frontage / 15.24m

Council Rates / \$1779.00pa

Emergency Services Levy / \$193.35pa

Estimated rental assessment / \$650 - \$710 per week / Written rental assessment can be provided upon request

Nearby Schools / Magill School, Burnside P.S, Norwood International H.S

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