

# 5 Pulteney Road, Brahma Lodge, SA 5109



## House For Sale

Monday, 8 July 2024

5 Pulteney Road, Brahma Lodge, SA 5109

Bedrooms: 3

Bathrooms: 1

Area: 718 m2

Type: House



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## Make an Offer

Attention Investors and Developers! Welcome to 5 Pulteney St, Brahma Lodge – a prime piece of real estate that offers a multitude of opportunities. Situated on a substantial 718m<sup>2</sup> block with a generous 19.2-meter frontage, this property is a rare find in the current market, offering potential subdivision (subject to council consent) for those looking to maximize their investment.

**Property Overview:** Land Size: 718m<sup>2</sup> Frontage: 19.2 meters Potential: Subdivision (subject to council consent) Bedrooms: 3 Bathrooms: 1 Living Areas: Multiple

This solid brick home built in 1964 is not only structurally sound but also full of character. Whether you are an investor looking to capitalize on the rental market or a developer seeking a new project, this property ticks all the boxes. Property is currently Tenanted under periodic lease for \$540/week

**Interior Features:** Main Bedroom: The main bedroom is equipped with a ceiling fan, built-in wardrobe, and comfortable carpet flooring, ensuring a cozy and restful space. Bedrooms 2 and 3: Both additional bedrooms are generously sized and feature carpet flooring, ready to accommodate tenants or family members. Living Areas: The home boasts multiple living areas, providing flexibility and space for various needs. The main living area features floating floors, adding a modern touch and easy maintenance. Heating and Cooling: A wall heater is installed, ensuring comfort throughout the year with both heating and cooling functions. Kitchen: The kitchen is equipped with gas cooking, a desirable feature for many tenants and homeowners. Hot Water: The property benefits from solar hot water, adding an eco-friendly and cost-effective element to the home.

**Investment Potential:** The significant land size and frontage of this property make it ideal for subdivision, subject to council consent. This opens up the possibility for multiple dwellings, increasing the potential return on investment. Brahma Lodge is a sought-after suburb with consistent demand for rental properties, making this an attractive option for investors looking to expand their portfolio.

**Developer's Dream:** With a block of 718m<sup>2</sup> and a wide 19.2-meter frontage, the potential for subdivision is a standout feature. Developers can explore the possibility of creating two separate dwellings (STCC), maximizing the land's potential and increasing profitability. The existing home can be retained as a rental property while development plans are underway, providing immediate income.

**Location Highlights:** Brahma Lodge is a vibrant and growing suburb, offering a range of amenities and conveniences: Schools: Close to quality primary and secondary schools, making it ideal for families. Shopping: Convenient access to local shopping centers, ensuring all essentials are within easy reach. Transport: Excellent public transport links, providing easy access to the Adelaide CBD and surrounding areas. Parks and Recreation: Numerous parks and recreational facilities, perfect for outdoor activities and relaxation.

This property is proudly listed by Krish Gajera from eXp Realty. Recognized as a top 10 agent in South Australia by Rate My Agent in both 2023 and 2024, Krish brings a wealth of experience and a proven track record of successful sales. His expertise and dedication ensure that you receive the highest level of service and the best possible outcome for your investment.

**Summary:** 5 Pulteney St, Brahma Lodge, is a unique opportunity that caters to both investors and developers. The solid brick home, coupled with the large block size and subdivision potential (STCC), presents a lucrative prospect in a desirable location. Don't miss out on this chance to secure a property with endless possibilities. For more information or to arrange a viewing, contact Krish Gajera from eXp Realty today. Explore the potential and envision the future with this exceptional investment and development opportunity. Invest wisely and develop strategically with 5 Pulteney St, Brahma Lodge – a property that promises growth, profitability, and endless potential. Act now to secure your future investment!

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Krish Gajera: 0425 132 642 EXP Realty RLA | 300 185/313 008 Act now and secure your future in this delightful and well-maintained home. Experience the best of Elizabeth Park living with this charming residence designed for modern comfort and convenience.

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