

53 Dudley Avenue, Daw Park, SA, 5041

Smallacombe

House For Sale

Thursday, 24 October 2024

53 Dudley Avenue, Daw Park, SA, 5041

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Sadie White

0419328328

BUNGALOW ON LARGE ALLOTMENT WITH DEVELOPMENT POTENTIAL

**** UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE ****

~ Auction: Thursday 14th November @ 1.00pm ~

Discover this unique opportunity to acquire a sandstone and brick bungalow situated on a generous 1,003sqm (approx.) allotment in a prime location.

With an 18.29m frontage, the property offers ample space and flexibility.

While the property is currently in poor condition and uninhabitable, it is pure gold for those seeking an excellent canvas for redevelopment (subject to consents).

Please note power has been disconnected.

Council: City of Mitcham

Council Rates: \$2,272.55 per annum

SA Water: \$234.10 per quarter

ESL: \$194.80 per annum

Land Size: 1,003sqm (approx.) 19.29m x 54.86m (approx.)

Year Built: 1925

Zoning: Suburban Neighbourhood

Disclaimer: The information provided is sourced from materials we consider reliable, but we do not guarantee its accuracy and disclaim any responsibility for errors or omissions (including but not limited to land size, floor plans, building dimensions, age, and condition). Any person viewing this information should conduct their own investigations and seek independent legal and financial advice. If this property is listed for auction, the Vendor's Statement will be available for review at our Mitcham office during the three business days prior to the auction, and at the auction site for 30 minutes before the auction commences. RLA | 1520