

6 Binderi Cres, Ingle Farm, SA, 5098



House For Sale

Tuesday, 3 September 2024

6 Binderi Cres, Ingle Farm, SA, 5098

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House

Opportunity Awaits In A Prime Location

Built in the 60's this neat and well-maintained residence features a spacious combined living dining room, a U-shaped kitchen with ample storage space and a double sink. All three spacious bedrooms are equipped with reverse cycle air conditioners, providing year-round comfort. The master bedroom and second bedroom have large built-in robes. The bathroom includes a large vanity, separate bath and shower, and floor-to-ceiling tiles. There is a separate space that could be used as a study or office. This home is sure to impress and is waiting for you to make it yours!

Sitting on a 664sqm allotment it offers a fantastic opportunity for developers, investors, renovators, first home buyers or those wanting to build their dream home on a large block. With a generous 19.81m frontage and subdivision possibilities (STCC), this property has plenty of potential. While you secure your building and council approvals, the home can be rented out, providing a versatile investment option.

Conveniently located near Ingle Farm Shopping Centre, schools, parks, and public transport options, with the bustling amenities of Tea Tree Plaza and the Adelaide CBD just moments away, this property presents a unique opportunity for development, investment, or creating your dream home.

The home is close to several unzoned primary schools, including Ingle Farm Primary School, Ingle Farm East Primary School, North Ingle School, Pooraka Primary School, and Para Vista Primary School, and is zoned to Valley View Secondary School. Its within easy walking distance of take away food options, a bus stop and petrol station with convenience store.

Outside, you'll find a large, well-maintained grassy backyard with fruit trees, perfect for outdoor relaxation or gardening. A double garage with a connected study/office offers additional versatile space, while the double tandem carport provides convenient access to the garage. The garage also contains cupboards for extra storage

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details:

Council | SALISBURY

Zone | GN - General Neighbourhood

Land | 664sqm(Approx.)

House | 242sqm(Approx.)

Built | 1966

Council Rates | \$1,684.10pa

Water | \$165.55pq

ESL | \$249.70pa