

6 Cameron Avenue, Findon, SA, 5023

House For Sale

Saturday, 10 August 2024

6 Cameron Avenue, Findon, SA, 5023

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Renovate or Detonate! - Prime Redevelopment Opportunity in Thriving Suburban Area 780sqm Allotment.

Team Lloyd and Harris Real Estate are proud to offer 6 Cameron Avenue, Findon to the Market. - This is a rare chance to secure a substantial 780sqm allotment perfect for subdivision and redevelopment, subject to council consent. Located in a vibrant neighbourhood amidst other newly constructed homes, this property offers immense potential for the savvy investor or ambitious renovator.

The existing solid brick home, featuring 3 to 4 bedrooms, is in need of significant renovation or could be demolished to make way for your dream project. The house includes a large extended lounge room, a practical kitchen and meals area, and a spacious family room extension that can double as a fourth bedroom. For comfort, the property is equipped with a reverse cycle split system air conditioning unit.

Outside, there is ample storage space with single garage, various sheds and storage areas, along with an array of fruit trees. The property boasts an 18.52m frontage, offering ample space for future development possibilities. Seize this perfect opportunity to transform a prime piece of real estate in a sought-after location. Whether you choose to renovate the existing structure or embark on a new development, the potential here is extraordinary.

For further details and to explore this unique opportunity, contact Mark Lloyd on 0414 687 754 or Marie Fabian on 0421 205 578

Specifications:

CT / 5183/932

Council / Charles Sturt

Zoning / GN

Built / 1955

Land / 780m2 (approx)

Council Rates / \$pa

Emergency Services Levy / \$pa

SA Water / \$pq

Estimated rental assessment / \$450 - \$500 per week / Written rental assessment can be provided upon request

Nearby Schools / Seaton Park P.S, Hendon P.S, Kidman Park P.S, Kilkenny P.S, Findon H.S

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