

**8 Aldrin Crescent, Modbury North, SA, 5092**

**HARRIS**

**House For Sale**

Wednesday, 14 August 2024

8 Aldrin Crescent, Modbury North, SA, 5092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Benjamin Tan

## Prime Opportunity: Solid Brick Family Home with Subdivision Potential

This 1973 solid brick home, held by the same family since new, offers a rare chance for developers and renovators alike. Set on a spacious 629 square metre block with an 18.29m frontage, the property presents a prime opportunity for subdivision (subject to council approval) or a rewarding renovation project.

Inside, the home features three bedrooms, two separate living areas, and a large central kitchen that, while functional, is ready for a modern update. The layout is practical and provides a solid foundation for those looking to restore or reinvent the space.

Though the home requires work, its sturdy brick construction and generous land size make it an ideal candidate for those with a vision. Whether you're considering a subdivision project or looking to breathe new life into a classic structure, this property offers plenty of potential.

This is a unique opportunity to secure a property with significant upside in a desirable location. Contact us today to arrange a viewing and start planning your next project!

### Specifications:

CT / 5577/172

Council / Tea Tree Gully

Zoning / GN

Built / 1973

Land / 629m<sup>2</sup> (approx)

Frontage / 18.29m

Council Rates / \$1,980.65pa

ESL / \$144.10pa

SA Water / \$180.40pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Modbury West School, Para Vista P.S, East Para P.S, Modbury School P-6, The Heights School

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