

8 Scott Street, Firle, SA 5070



House For Sale

Saturday, 29 June 2024

8 Scott Street, Firle, SA 5070

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 727 m2

Type: House

Auction On-Site Saturday 20th July 11AM (USP)

Delightfully nestled on a peaceful low traffic street with absolute reserve outlook to Adey Reserve, this traditional red brick residence is now ready for a new phase in its suburbia evolution and offers astute developers and investors a rare and desirable opportunity on a large 727m² allotment. The existing home features 3 spacious bedrooms, living and kitchen/meals along with a full width rear verandah, detached studio and traditional shedding. The property is presented in good maintenance and could easily be rented out while you plan your new dream development. Norwood, Payneham and St Peters Council has provided planning consent to build 3 dwellings on the existing allotment, (subject to building approval), hereby creating an attractive and viable development opportunity in a desirable growth area. The property is located just around the corner from Firle Plaza, within easy reach of the CBD and close to local public and private schools, and within easy reach of the University of South Australia, Magill Campus. The allotment is regular and rectangle in dimension and boasts a frontage of 16.30m and a depth of 45.41m. Zoned Housing Diversity Neighbourhood, the property is ready and ripe for your creative remodelling and presents a rare opportunity to redevelop in a fabulous area. Briefly:

- Premium development opportunity with absolute reserve outlook
- Just across the road from Adey Reserve and a short walk to Firle Plaza
- Existing solid brick residence of 3 bedrooms, living and kitchen/meals
- Full width rear verandah and detached studio and shed
- Property presented in good maintenance and easy to rent while you plan your dream
- Zoned Housing Diversity Neighbourhood with the Norwood, Payneham and St Peters Council
- Planning consent granted for 3 dwellings (subject to building approval)
- Street frontage of 16.30m
- Depth of 45.41m
- Close proximity to local public and private schools plus the University of South Australia

Perfectly located close to all amenities. The Gums Recreation Reserve and local shopping at K-Mart Firle and Glynburn Plaza are within walking distance for your convenience. Tranmere Village Medical Centre, Trinity Gardens Tennis Club and the Third Creek Linear Park are also in the local area. Elite zoning to Trinity Gardens Primary School will suit the younger family while the teens will enjoy their zoning to Norwood International High School. Quality private education can be found locally at St Josephs School, Pembroke School & Loreto College.

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 | NORWOOD PAYNEHAM & ST PETERS Zone | HDN - Housing Diversity Neighbourhood Land | 727sqm (Approx.) House | 198sqm (Approx.) Built | 1960 Council Rates | \$TBC pa Water | \$TBC pa ES | \$TBC pa