

**Lot 117, 1 Ayredale Avenue, Clearview, SA 5085**



**Sold Residential Land**

Thursday, 25 January 2024

Lot 117, 1 Ayredale Avenue, Clearview, SA 5085

Area: 878 m2

Type: Residential Land



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**\$998,000**

Auction Location: On Site Discover the opportunity on this expansive 878sqm (approx.) parcel of land which boasts an impressive street frontage of 19.2m (approx.). This three-bedroom gem is set approximately a mere 15 minutes from the vibrant heart of the Adelaide CBD, poised to transform into something more and presents an enticing canvas for a diverse range of buyers. For astute investors seeking to diversify their portfolio, this property holds undeniable appeal. Alternatively, this spacious property opens countless of potential opportunities for renovation with the established home serving as a foundation for something greater. Or subdivision and redevelopment of the site subject to consents. The zone allows for a subdivided site area for two semi-detached dwellings or another area for a row dwelling of 5-6 townhouses—limitless possibilities await. Features: - Potential subdivision for multiple dwellings (STCC) - Renovate or redevelop options available - Light-filled separate lounge adorned with a gas heater - Practical dine-in kitchen with ample cupboard and bench space with direct access to the backyard - Spacious bedroom 1 with built-in robe - Perfect sized bedrooms 2 and 3 - Central main bathroom with separate bath and shower - Functional laundry with external access - Low maintenance laminate floorboards in living areas, carpeted bedrooms - Large garage with power and double-door access - Secure single carport with automatic roller door and drive-through access to the rear garage Convenience is at your doorstep with proximity to Greenacres and Northpark Shopping Centres, Regency Plaza, and Sefton Plaza. Reputable schools such as Prospect North Primary, Our Lady of the Sacred Heart School, Enfield Primary, Hampstead Primary, and Roma Mitchell Secondary College are easily accessible. Public transport options are a short walk to Hampstead Road, Regency Road, or Main North Road. This isn't merely a property; it's a canvas for your transformative vision. Seize this opportunity to shape the future of this generous space! For more information, please contact Frank Azzollini on 0419 849 037, Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849. Disclaimer: Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322