



15 Coulls Road, Banksia Park

## Calling All Renovators - The Ultimate Challenge Awaits!

Auction Location: 15 Coulls Road, Banksia Park SA 5091

If you've been searching for your next project and aren't afraid to roll up your sleeves, then welcome to 15 Coulls Road, Banksia Park. Built by Henley Homes in 1998, this once-impressive two-storey family residence has been left vacant and neglected for approximately five years, creating one of the area's most substantial renovation opportunities.

This is not a cosmetic makeover, it is a full-scale restoration requiring vision, determination and plenty of hard work. With termite damage, water damage, damaged flooring, damaged ceilings and years of deferred maintenance, this property is certainly not for the faint-hearted.

However, beneath the wear and tear lies an exceptional opportunity of grand proportions, offering approximately 321sqm of under-roof living across 12 main rooms. Set on approximately 615sqm and backing onto a picturesque seasonal creek, the bones of this impressive residence provide an incredible canvas for experienced renovators, builders, tradespeople or investors looking to unlock significant

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### AUCTION

Sat 25th Jul @ 2:00PM

### VIEW

Wed 8th Jul @ 3:45PM - 4:30PM

### AGENTS

Peter Brown  
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### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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potential. Opportunities of this scale are rarely offered, bring your imagination, your toolbox and your vision to breathe new life into this remarkable property.

#### Key Features:

- Grand Henley Homes residence built in 1998
- Approximately 321sqm of under-roof living
- Approximately 615sqm allotment
- Four generous bedrooms, all with built-in robes
- Spacious master suite featuring ensuite and walk-in wardrobe
- Separate study or potential fifth bedroom
- Formal lounge and formal dining room
- Open-plan kitchen, meals and family living area
- Large rumpus/games room perfect for entertaining
- Upstairs landing offering additional living space
- Backs onto a peaceful seasonal creek creating a unique natural setting
- Extensive renovation opportunity with enormous scope to restore, modernise and add significant value (major repairs required)

Perfectly positioned within easy reach of local cafés, shopping, quality schools and public transport, you'll also enjoy being just minutes from the Tea Tree Gully Golf Club, the beautiful Anstey Hill Recreation Park and Tea Tree Plaza Shopping Centre, with convenient O-Bahn access providing a direct commute into the Adelaide CBD.

If you've been waiting for a renovation project with genuine size, character and untapped potential, this could be the opportunity you've been searching for.

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

#### MORE DETAILS

Property ID	2DNJGJU
Property Type	House
House Size	321 m2
Land Area	625 m2
Including	Study Dishwasher Built-in-Robes Secure Parking

**Peter Brown 0474 027 256**

Sales Specialist | [peterb@ljhsales.com.au](mailto:peterb@ljhsales.com.au)

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UPPER LEVEL

339m<sup>2</sup>

TOTAL

311m<sup>2</sup>

Living

28m<sup>2</sup>

Garage

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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