



22 Hobart Crescent, Banksia Park

Huge 1,830sqm Allotment with Endless Potential

Auction Location: 22 Hobart Crescent, Banksia Park SA 5091

Set on a substantial 1,830sqm (approx.) easement-free allotment in one of Banksia Park's most desirable pockets, this property represents a truly rare opportunity for those with vision and creativity. Whether you're looking to renovate the existing solid Besa brick home, design your dream residence or explore development options (subject to necessary consents), the possibilities here are endless.

Built in 1967 and offering a generous 159sqm (approx.) of living space, the home itself provides a solid foundation for transformation. Its character, size and layout offer plenty of scope for improvement, while the expansive grounds provide endless potential to create something truly special. Perfect for renovators, investors or developers ready to take on their next rewarding project.

Key Features:

- Expansive 1,830sqm (approx.) Easement-free allotment
- Solid 1967-built Besa brick home with 159sqm (approx.) of living
- Two spacious bedrooms, master with walk-in robe and split system

2 1 2

FOR SALE
\$790,000

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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- Detached rumpus room or potential third bedroom with toilet
- Renovated kitchen with ample storage, walk-in pantry, oven and gas 5-burner cooktop
- Light-filled open plan kitchen and dining with multiple living areas
- Exposed timber ceiling beams adding warmth and character
- Gas hot water system
- Generous outdoor space with endless potential for gardens, extensions or development
- Excellent investment, renovation or redevelopment opportunity (STCC)

Perfectly positioned in a peaceful and family-friendly pocket, this property is moments from Banksia Park Primary and High Schools, local shops, cafes and public transport. Enjoy nearby lifestyle attractions including Tea Tree Gully Golf Course, Anstey Hill Recreation Park and local sporting clubs. With easy access to Tea Tree Plaza and the O-Bahn for a quick city commute, this is an exceptional opportunity to secure a large parcel of land in a blue-chip location with outstanding future potential.

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	2CDWGJU
Property Type	House
House Size	148 m2
Land Area	1830 m2

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HOBART CRESCENT

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.

SITE PLAN
(NOT TO SCALE)

Produced by The Falmouth Group

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