



4 Dorothy Street, Brahma Lodge

Exciting Opportunity in Brahma Lodge




Auction Location: Onsite

'Under Instructions from the Public Trustee'

Set on a generous 624 sqm allotment in the heart of Brahma Lodge, this solid brick home, built in the 1970s, is in a dilapidated state, offering a remarkable opportunity for renovators, investors or developers. With the home in need of a full renovation, the property presents a blank canvas to create your ideal living space or explore subdivision potential (STC) for those looking to maximise its potential.

The home features three bedrooms and a flexible layout, providing the ability to reimagine the interior to suit modern family living. Beyond the main dwelling, the property includes a garden shed and a versatile workman's shed complete with roller door and power, offering plenty of space for storage, hobbies or a workshop.

Outside, the generous allotment offers front and rear gardens, providing ample space for children to play, gardening enthusiasts to create or for future outdoor living areas. The property enjoys a quiet street setting while being close to all essential amenities, including

3  1  1 

FOR SALE

Sold by Sunny Thakkar LJ Hooker
Kensington | Unley

AGENTS

Sunny Thakkar
0420 635 055
sthakkar@ljhkensingtonunley.com.au

AGENCY

LJ Hooker Kensington | Unley
(08) 8431 6088

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.

 **LJ Hooker**

local schools, shopping centres and transport links.

For those who love the outdoors, Baynes Green Park is just a short stroll away, perfect for family outings, recreational activities or enjoying a peaceful walk. The combination of land size, location and potential makes this property a standout opportunity in Brahma Lodge, whether you're looking to renovate, invest or redevelop.

Don't miss your chance to secure a property with so much potential in a sought-after suburb.

AUCTION: Thursday 25th September at 12.30pm, on site

(\$600,000)

CT Volume 5591 Folio 678

Council: City of Salisbury

Council Rates: \$1,431.25 per annum (approx.)

Water Rates: \$176.30 per quarter (approx.)

Land Size: 624 square metres (approx.)

Year Built: 1970 (approx.)

To register interest, copy and paste the link into your browser:

<https://prop.ps//bGce1lnLglos>

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

MORE DETAILS

Property ID	61FMFDJ
Property Type	House
House Size	168 m2
Land Area	624 m2

Sunny Thakkar 0420 635 055

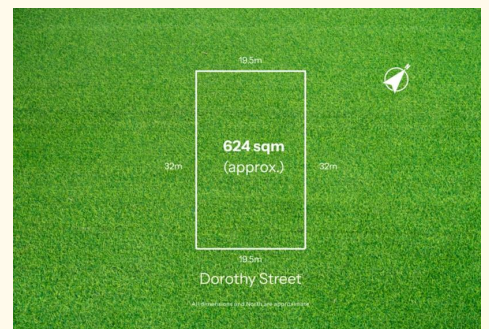
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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