



1 Young Street, Dudley Park

Potential Plus in a Corner Allotment

Auction Location: 1 Young Street Dudley Park SA 5008

"UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE"

A neat and tidy 3 bedroom home on a corner allotment with 31m and 15m frontages opens a range of possibilities. The block has been fenced off, separating the home from the rear yard, ripe and ready for subdivision (STCC). Alternatively, open it up, extend the home and create something special.

Built in 1964, the building is in good shape as it currently stands. The kitchen has been updated and the bathroom presents well. Generous bedrooms and plenty of natural light fills the main living zones.

This one is perfect for investors, developers or buyers wanting to enter the market. Regency Tafe and cosmopolitan Prospect Road are within striking distance. Public Transport and all your shopping needs are all a short drive away.

AUCTION: Wednesday 23 September at 12:30pm, onsite.

3 1 2

AUCTION

Wed 23rd Sep @ 12:30PM

VIEW

Sat 12th Sep @ 2:45PM - 3:15PM

AGENTS

Nick Ploubidis

0423 840 514

nploubidis@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.



(\$875,000)

CT: Volume 5589 Folio 998
Council: City of Port Adelaide Enfield
Council: \$1,406.80 per annum (approx.)
Water Rates: \$211.05 per quarter (approx.)
Land Size: 687 square metres (approx.)
Year Built: 1964 (approx.)

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

<https://property.ljhooker.com.au/residential-dudley-park-sa-house-1-young-street-61tufdj>

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.

RLA 275279

MORE DETAILS

Property ID	61TUFDJ
Property Type	House
House Size	157 m2
Land Area	687 m2

Nick Ploubidis 0423 840 514

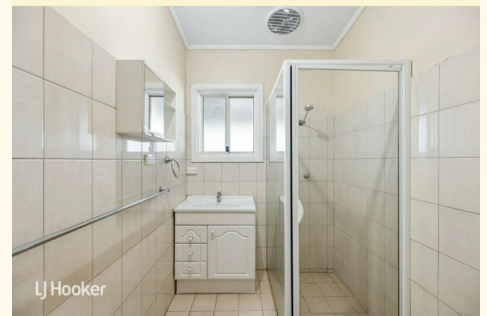
Principal | Auctioneer | nploubidis@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley (08) 8431 6088

295 Kensington Road, KENSINGTON PARK SA 5068

kensingtonunley.ljhooker.com.au |

reception@ljhkensingtonunley.com.au





157m²

TOTAL

90m²

Living

25m²

Verandah

40m²

Carport

2m²

Porch



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.

Produced by **The Fotobase Group**