

## Evanston Park, 15 Jennifer Street

A Golden Opportunity for Savvy Developers and Investors (STCA)

Auction Location: on site

"Under Instructions from The Public Trustee"

Set on a substantial allotment of 897m<sup>2</sup> (approx) with a wide frontage of 25m (approx), 15 Jennifer Street is a rare opportunity to secure a property that offers strong potential and long-term rewards, with the possibility to be subdivided and turned into 3 dwellings in the up and coming suburb of Evanston Park (STCA).

While the home itself holds plenty of character and functionality, some patchwork and vision will transform it into a rewarding nest egg. Ripe for the savvy investor to renovate and update to bring life back into the home and have the opportunity to develop later, this is a chance to make your mark and seize a slice of Evanston Park's future.



**Disclaimer:** 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.



**For Sale**

Sold by Nick Ploubidis LJ Hooker Kensington Unley

**View**

[ljhooker.com.au/614DFDJ](http://ljhooker.com.au/614DFDJ)

**Contact**

**Nick Ploubidis**

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**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

Step into this property and begin your journey with the semi-enclosed front verandah, a versatile space perfect for relaxing or entertaining outdoors. From here, you'll find the spacious lounge, offering a welcoming area to unwind, connecting to the functional kitchen. Overlooking the expansive backyard, the kitchen provides a practical layout with plenty of potential for enhancement.

The home boasts four well-sized bedrooms, three of which feature built-in robes, with two of them requiring refreshment to get the home ready for a growing family or for future potential rental appeal. Centrally located, the bathroom has been updated and designed for convenience with a separate toilet, catering to family living or tenant needs.

Venture outside to discover the spacious backyard which spans deep into the block, providing endless possibilities for recreation or future improvement.

The drive-through garage ensures secure parking and easy access, while additional shedding offers valuable storage or workshop space, perfectly complementing this already promising property.

With the flexibility to accommodate multiple dwellings (STCA), it's perfectly positioned to meet the growing demand for quality housing in the area. In the short term, some thoughtful updates can transform the existing home into a reliable rental income stream or a comfortable family residence, allowing you to future-proof your investment while planning your next development venture.

The central Evanston Park location offers everything at your doorstep - local schools, including Trinity College and Gawler and District College B-12, major shopping hubs, and public transport options.

#### Key Features:

- Four well-sized bedrooms, three featuring built-in robes, providing immediate rental or family living appeal.
- Semi-enclosed veranda, ideal for outdoor entertaining or relaxation.
- Light-filled lounge seamlessly connecting to the functional kitchen with backyard views.
- Central bathroom with a separate toilet for added convenience.
- Expansive backyard offering endless opportunities for recreation, landscaping, or further development.
- Drive-through garage for secure parking and easy backyard access.
- Additional shedding providing valuable storage or workshop space.
- Good rental or family home potential with scope for enhancements.
- Flexible development options to accommodate multiple dwellings (STCA).
- Prime location close to schools, shopping hubs, and public transport.

This is a property that with tasteful updates, will allow the right buyer to secure a golden opportunity to invest, develop, and prosper (STCA).

AUCTION: Friday 7th February at 1:30pm, on site.

(\$475,000)



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CT: Volume 5632 Folio 346

Council: Town of Gawler Council

Council Rates: \$1,939.83 per annum (approx)

Land Size: 897 square metres (approx)

Frontage: 25.27 metres (approx)

Year Built: 1975 (approx)

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Tommy Stalley-Gordon to find out more about this service.

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 About this Property

<b>Property ID</b>	614DFDJ
<b>Property Type</b>	House
<b>House Size</b>	213 m2
<b>Land Area</b>	897 m2
<b>Including</b>	Built-in-Robes

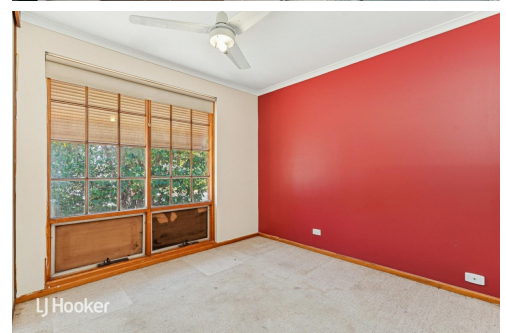
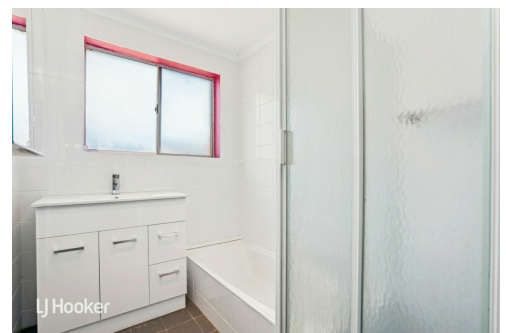
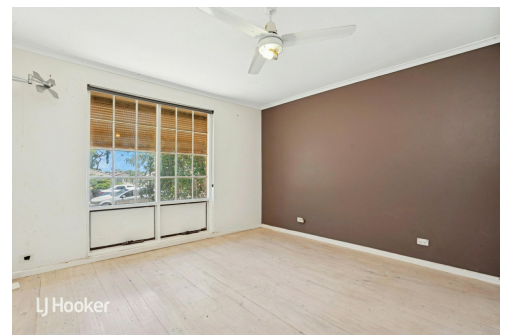
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