

477 Yatala Vale Road, Fairview Park

Endless Potential, Exceptional Opportunity

Auction Location: 477 Yatala Vale Road, Fairview Park SA 5126




Positioned in a sought-after pocket of Fairview Park, this versatile property presents an exciting opportunity for first home buyers, renovators and developers alike.

Set on a generous 713sqm (approx.) allotment with a desirable 20.12m (approx.) frontage, the conventional-style 1956 home offers comfortable accommodation today while providing outstanding scope for future improvement or redevelopment (STCC).

Comfortable and functional as it stands, the home provides a solid foundation for those looking to add value over time. Whether your plans involve renovating and modernising the existing residence, securing a quality landholding in a popular location, or exploring the potential for a future subdivision (STCC), the combination of substantial land size, favourable dimensions and strong buyer demand makes this an opportunity not to be missed.

Key Features:

- Generous 713sqm (approx.) allotment with a desirable 20.12m

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AUCTION

Sat 20th Jun @ 9:00AM

VIEW

Sat 20th Jun @ 8:30AM - 9:00AM

AGENTS

Peter Brown
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peterb@ljhsales.com.au

AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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**

- (approx.) frontage
- Excellent redevelopment potential (STCC)
- Three well-proportioned bedrooms
- Master and second bedrooms complete with built-in robes and ceiling fans
- Light-filled open plan lounge and dining area
- Functional kitchen featuring a gas cooktop and dishwasher
- Evaporative cooling and gas heating for year-round comfort
- Full-width rear verandah providing extensive undercover outdoor entertaining space
- Separate workshop/shed ideal for storage, hobbies or future improvement projects
- Secure undercover carport for 2 vehicles with electric roller door, plus additional off-street parking for two further vehicles

Perfectly positioned within easy reach of local cafés, shopping, schools, parks and public transport, this location continues to be highly sought after by families, investors and developers alike.

The Village Shopping Centre is just moments away for everyday conveniences, while Tea Tree Plaza, the O-Bahn Interchange and direct transport links provide easy access to the Adelaide CBD.

Whether you're searching for your first home, a rewarding renovation project, a quality investment, or your next development opportunity, this versatile property offers exceptional potential in a location that continues to perform.

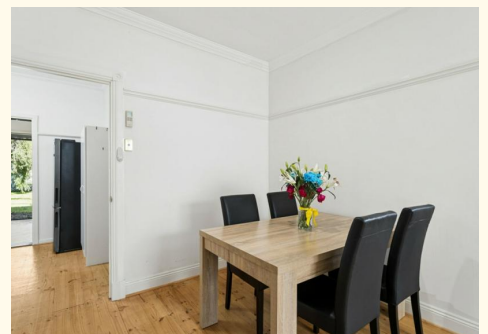
All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested 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	2DH2GJU
Property Type	House
House Size	106 m2
Land Area	713 m2
Including	Air Conditioning Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

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YATALA VALE ROAD

**SITE PLAN
(NOT TO SCALE)**

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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