



25 Amanga Street, Gepps Cross




Unlock Potential in This Tightly Held Suburb

Auction Location: 25 Amanga Street, Gepps Cross SA 5094

This traditional family home built in 1967 is being released to the market for the first time in a generation. Catering to the first home buyers, investors or those looking to make use of the 640sqm (approx.) of land, this one is ready for the next owners to come in and add their touches for years to come.

Features You Will Love:

- Three bedrooms with ceiling fans
- Original bathroom with separate toilet entry
- Large L-shaped living and dining room
- Gallery kitchen with gas cooktop and dishwasher
- Outdoor pergola for entertaining
- Large rear yard with two garden sheds
- Solar system included
- Ducted evaporative air conditioning
- Gas wall unit heater in living room
- Single carport with roller door
- 21.03m (Approx.) Frontage
- 640sqm (Approx.) Land Size

3  1  1 

FOR SALE

Auction - Saturday, March 21st at 12:00pm

AGENTS

Robert Bonelli
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Jordan Nockolds
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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**

The location has it all with easy commuting access in every direction. Local shopping, Gepps X Home HQ, parks and ovals, public transport and zoning to Roma Mitchell Secondary School are all things to love about living in this community!

Year Built | 1967
Land Size | 640sqm approx.
Internal Living | 108sqm approx.
Zoning | GN - General Neighbourhood//
Local Council | City of Port Adelaide Enfield
Council Rates | TBC
Title | Torrens
Easements | No

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	2D30GJU
Property Type	House
House Size	108 m2
Land Area	640 m2
Including	Air Conditioning Ducted Cooling Evaporative Cooling Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

Robert Bonelli 0497 808 908

Sales Specialist | robertb@ljhsales.com.au

Jordan Nockolds 0447 809 650

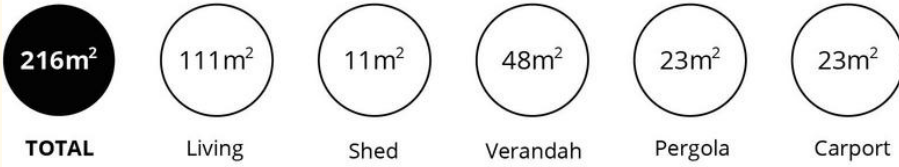
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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