



3 Moselle Avenue, Glengowrie

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Ideal Development Opportunity in Prime Location (STC)

Offered for the first time in decades, this solid brick home circa 1958 is ready for its next chapter. Situated on a generous 732sqm allotment with a 18.28m frontage, it presents an exceptional opportunity for renovation, investment or redevelopment (subject to the necessary consents).

Perfectly positioned in a highly sought after location, this property is close to quality schools, shopping, public transport and all essential amenities - making it an appealing prospect for developers and savvy buyers alike.

The existing home features three bedrooms, a spacious lounge, original bathroom, an eat-in kitchen and a secure lock-up garage with additional off-street parking for up to three vehicles. The grounds have been beautifully maintained, reflecting years of care and pride.

Don't miss this rare opportunity to secure a valuable parcel of land with endless potential.

Property Details:
Council: City of Marion

FOR SALE

Auction: Sat 16/8 @ 1pm PG: \$1.15M

AGENTS

Jarad Henry
0418 842 701
jarad@ljhglenelgbrighton.com.au

Debbie Mundy
0401 597 482
debbie@ljhglenelgbrighton.com.au

AGENCY

LJ Hooker Glenelg | Brighton
(08) 8294 6000

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**

Council Rates: \$2430.40 pa
SA Water: \$237.18 pq
House Size: 101sqm
Land Size: 732sqm
Year Built: 1958

The vendor's statement may be inspected at 76 Oaklands Road, Somerton Park for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

For further information please contact Jarad Henry or Debbie Mundy.

Visit glenelgbrighton.ljhooker.com.au to view other LJ Hooker Glenelg | Brighton Listings.

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 182909

MORE DETAILS

Property ID	Q5VGW0
Property Type	House
Land Area	732 m2

Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |
jarad@ljhglenelgbrighton.com.au

Debbie Mundy 0401 597 482

Co-Agent to Jarad Henry | debbie@ljhglenelgbrighton.com.au

LJ Hooker Glenelg | Brighton (08) 8294 6000

76 Oaklands Road, SOMERTON PARK SA 5044
glenelgbrighton.ljhooker.com.au | rebecca@ljhglenelgbrighton.com.au



