



535 Bridge Road, Gulfview Heights

A Versatile Opportunity with Exciting Future Potential

This great opportunity presents itself with the ideal investment opportunity or a fantastic low-maintenance home with exciting future potential. With the initial stages of subdivision already completed, this property offers a seamless transition for a developer, while also providing the flexibility to sell off some land and build your very own dream home.

What to love:

- Large Torrens Titled allotment with no easements and Stage 1 approval for subdivision completed
- Approval for two Torrens Titled allotments of approximately 354sqm each
- Original home in good condition, ideal to invest in or enjoy as your own home
- Four great-sized bedrooms, with the master bedroom featuring built-in robes
- Low-maintenance front and rear yards
- Generously sized lounge room with additional family room and dining
- Secure parking with drive through access to store multiple vehicles
- Currently tenanted at \$650 per week on a periodic lease

4 1 2

FOR SALE

\$765,000 - \$795,000

VIEW

Wed 30th Sep @ 6:00PM - 6:30PM

AGENTS

Ashley Palazzo
0414 347 884
ashleyp@ljhsales.com.au

Carla Doecke
0456 830 122
carlad@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.



Conveniently located with public transport, local shopping centres and an abundance of public and private schooling options close by, this is a well-rounded lifestyle opportunity with everything you need just moments away.

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	2DVQGJU
Property Type	House
House Size	132 m2
Land Area	700 m2
Including	Air Conditioning Outdoor Entertaining Fully Fenced Solar Panels Water Tank

Ashley Palazzo 0414 347 884

Sales Specialist | ashleyp@ljhsales.com.au

Carla Doecke 0456 830 122

Sales Specialist | carlad@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au





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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