



25 Pindee Street, Hallett Cove

## Walk to the Beach —Ocean View Residence on 696sqm\* with Exciting Future Potential

Best Offers By Tuesday 3rd March @ 3pm

Perfectly positioned in one of Hallett Cove's most tightly held coastal pockets, and just a short stroll to the shoreline, this elevated residence captures sweeping ocean panoramas and unforgettable sunsets across the rugged Southern coastline.

Set on an impressive 696sqm\* allotment, the property presents a rare and versatile opportunity, ideal for families seeking lifestyle, investors pursuing growth, or developers looking to capitalise on premium seaside land (STPC).

Beyond its enviable location, the home offers comfortable, light-filled interiors that embrace the coastal outlook. An expansive living room boasts large windows framing tranquil sea views and creating a warm, relaxed atmosphere throughout. The home features three bedrooms and a central bathroom with separate WC, and laundry positioned at the rear of the home.

3 1 3

### FOR SALE

Best Offers | \$869K - \$915K

### VIEW

Sat 21st Feb @ 3:30PM - 4:00PM

### AGENTS

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Dragan Pancic  
0421 977 361  
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### AGENCY

LJ Hooker Mile End | Woodville  
(08) 8352 7111

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.



The existing residence offers immediate livability while presenting exciting scope to modernise, extend, or enhance over time.

Outdoors, the secure rear yard offers generous space for children and pets to play, with ample room to consider future improvements or redevelopment options (STPC). Step out the sliding doors from the lounge, onto a paved patio at the front of the home, perfect for unwinding and watching the sunset.

For those with an eye to the future, the substantial landholding offers potential for a hammerhead-style subdivision (STPC) unlocking further value in this blue-chip coastal setting.

#### Key Features

- Elevated position capturing stunning ocean and coastal views
- Approx. 696sqm allotment with excellent hammerhead subdivision potential (STPC)
- Light-filled living areas designed to embrace the sea outlook
- Spacious kitchen and separate meals area
- Three bedrooms positioned near a central bathroom
- Move in and enjoy the home as is, or renovate to suit your needs
- Outdoor entertaining area ideal for sunset evenings
- Secure backyard suitable for families, pets, or future build options
- Off-street parking including carport/garage

A rare opportunity to secure prime coastal land with immediate comfort and long-term upside, just moments from the sand at Hallett Cove Beach.

Lifestyle, location and limitless potential - this is seaside living with vision.

#### Specifications

Title: Torrens Title

Year built: c1966

Land size: 969sqm (approx)

Council: City of Marion

Council rates: \$1,458.24pa (approx)

ESL: \$134.90pa (approx)

SA Water & Sewer supply: \$176.30pq (approx)

(STPC) Subject To Planning Consent

- Approx.

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.  
RLA 242629

## MORE DETAILS

|               |                    |
|---------------|--------------------|
| Property ID   | Y7PHDM             |
| Property Type | House              |
| Land Area     | 696 m2             |
| Including     | Close to Schools   |
|               | Close to Shops     |
|               | Close to Transport |

**Thanasi Mantopoulos 0421 188 498**

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

**Dragan Pancic 0421 977 361**

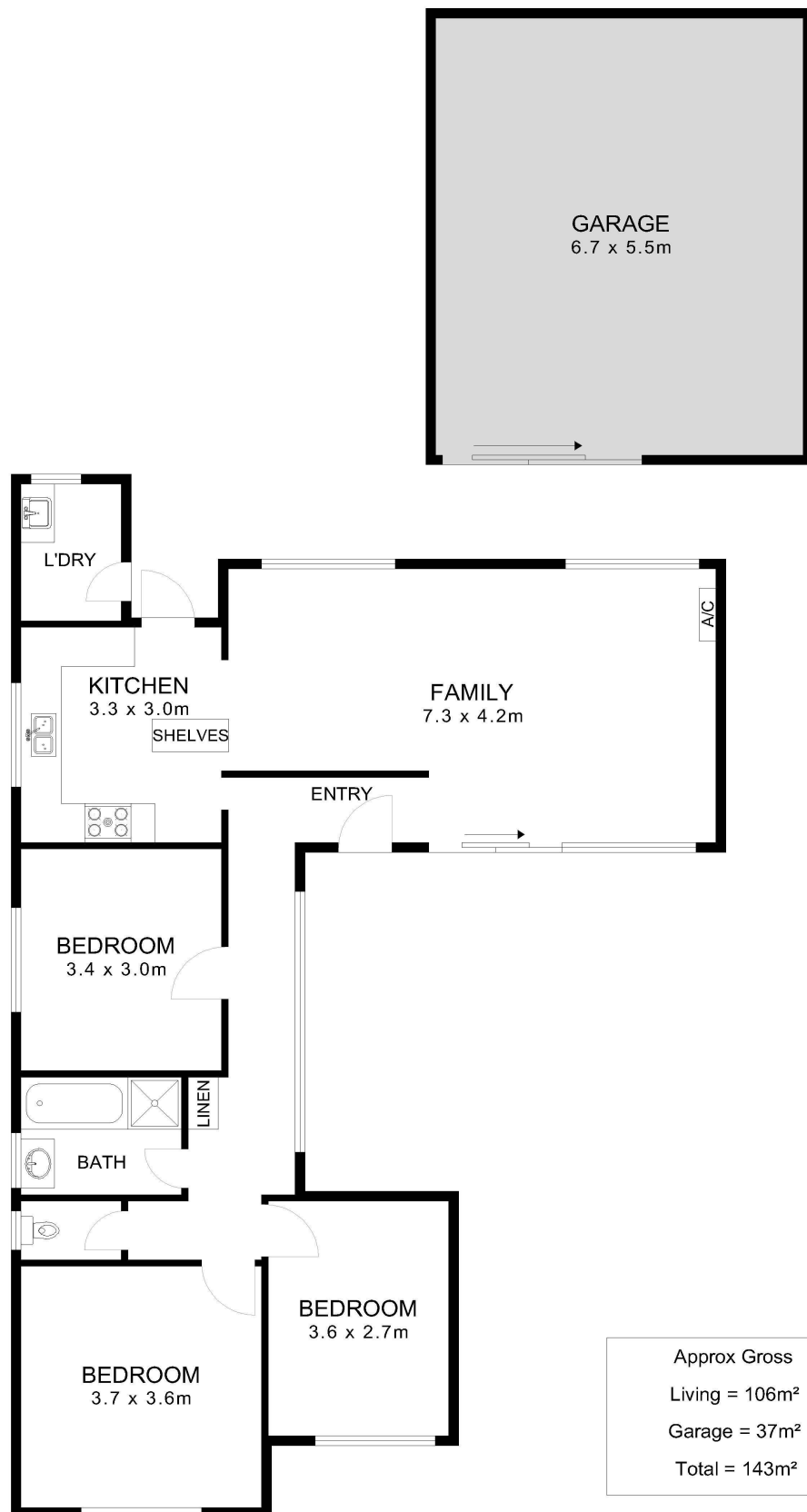
Sales Executive | [dragan@ljhooker.me](mailto:dragan@ljhooker.me)

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For illustrative purposes only. All measurements are approximate.  
Andrew Waters Photography