



## Holden Hill, 28 Morgala Drive

### Renovate, Start Again or Multiply (STCC)

Auction Location: on site

UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE

Situated on a generous allotment of approximately 679m<sup>2</sup>, with a wide frontage of over 20m (approx), this solid c.1970 home offers some serious potential. Whether you're a homeowner, investor or developer, this property provides exciting options to rent-out, renovate, rebuild or explore subdivision possibilities (STCA)\*.

This charming three-bedroom residence is ready for its next chapter. Positioned in a highly sought-after location, directly across from a picturesque reserve, the home combines comfortable living with the flexibility to enhance or reimagine its potential.

Featuring a spacious lounge, retro-style bathroom, practical kitchen | meals area and a



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**For Sale**

Sold by Nick Ploubidis LJ Hooker  
Kensington Unley

**View**

[ljhooker.com.au/6125FDJ](http://ljhooker.com.au/6125FDJ)

**Contact**

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**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

bonus large rear shed, this property caters to a variety of lifestyle needs. The expansive backyard provides ample space for entertaining, gardening, or further development, while the oversized frontage and large land size makes it an excellent candidate for subdivision (STCA)\*.

Other features include:

- Room for three cars under cover with an open carport and driveway space
- Large rear shed, perfect for storage or hobbies
- Rear and side veranda | outdoor entertaining area overlooking the expansive backyard
- Quiet, family-friendly street with reserve views
- Superb location, just minutes from Gilles Plains Shopping Centre and Bentley Reserve, plus public transport options nearby
- Excellent schooling options, including Kildare College, Avenues College and Dernancourt Primary School

This is your chance to secure a versatile property with significant potential in a desirable suburb. Whether you're looking to enjoy as-is, create your dream home or invest in a prime piece of land, 28 Morgala Drive Holden Hill is a must-see.

AUCTION: Thursday 19th December at 11:30am, on site.

(\$660,000)

CT: Volume 5783 Folio 631

Council: City of Tea Tree Gully

Council Rates: \$1,797.85 per annum (approx)

Water Rates: \$170.35 per quarter (approx)

Land Size: 679 square metres (approx)

Year Built: 1970 (approx)

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Nick Ploubidis to find out more about this service.

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.



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## More About this Property

Property ID	6125FDJ
Property Type	House
House Size	276 m <sup>2</sup>
Land Area	679 m <sup>2</sup>
Including	Outdoor Entertaining

### Nick Ploubidis 0423 840 514

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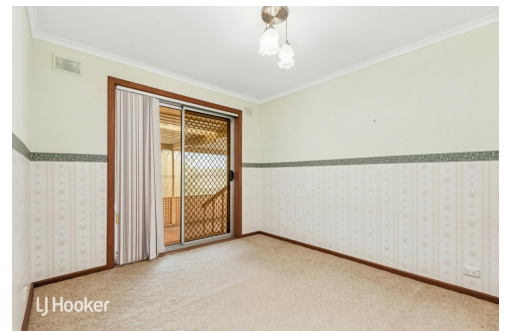
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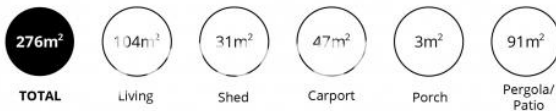
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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