

Holden Hill, 49 Valiant Road

Big Possibilities!

Auction Location: Onsite

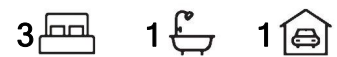
A fantastic opportunity awaits to secure this expansive 726m² allotment with this 1962-built, 3-bedroom home in the ever-popular suburb of Holden Hill. With a frontage of 22.86m (approx.) this home is ripe for the picking, whether you're an astute investor, developer considering subdivision subject to planning approvals/consent, or handy home renovator this is sure to appeal to all!

Features include:

- * No easements / 22.86m frontage (approx.)
- * 3 bedrooms home built in 1962
- * Large 726m² (approx.) land
- * Auto carport with space for two vehicles
- * Rear flat roof verandah



Disclaimer: 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.



For Sale

Auction Saturday 14th September at 12pm on-site

View

ljhooker.com.au/2AQFGJU

Contact

Shaun Roberts

0435 367 534

shaunr@ljhsales.com.au

**LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**

* Spacious backyard with x2 sheds

Easy access to Northeast Road for easy commuting to the Adelaide CBD. Held in the family for over 50 plus years and available to the market for the first time this is your opportunity to secure your next project or prime piece of land / real estate!

Enquire today.

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

More About this Property

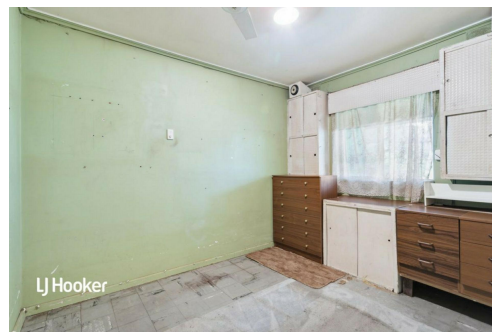
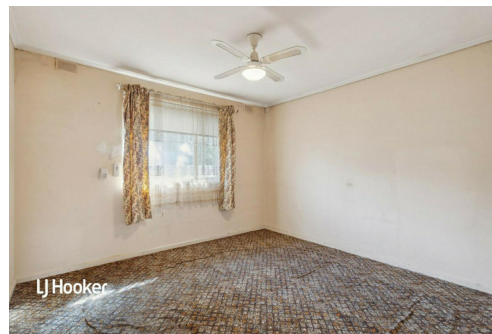
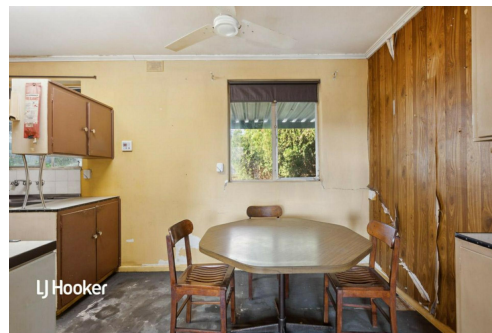
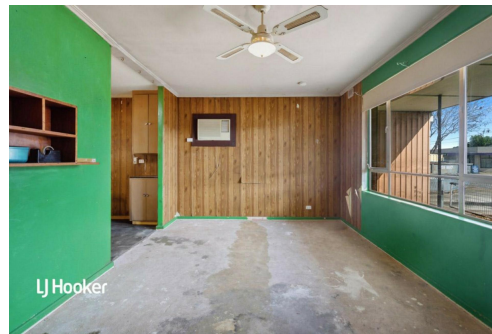
Property ID	2AQFGJU
Property Type	House
House Size	90 m ²
Land Area	726 m ²
Including	Fully Fenced

Shaun Roberts 0435 367 534

Managing Partner | Sales Specialist | shaunr@ljhsales.com.au

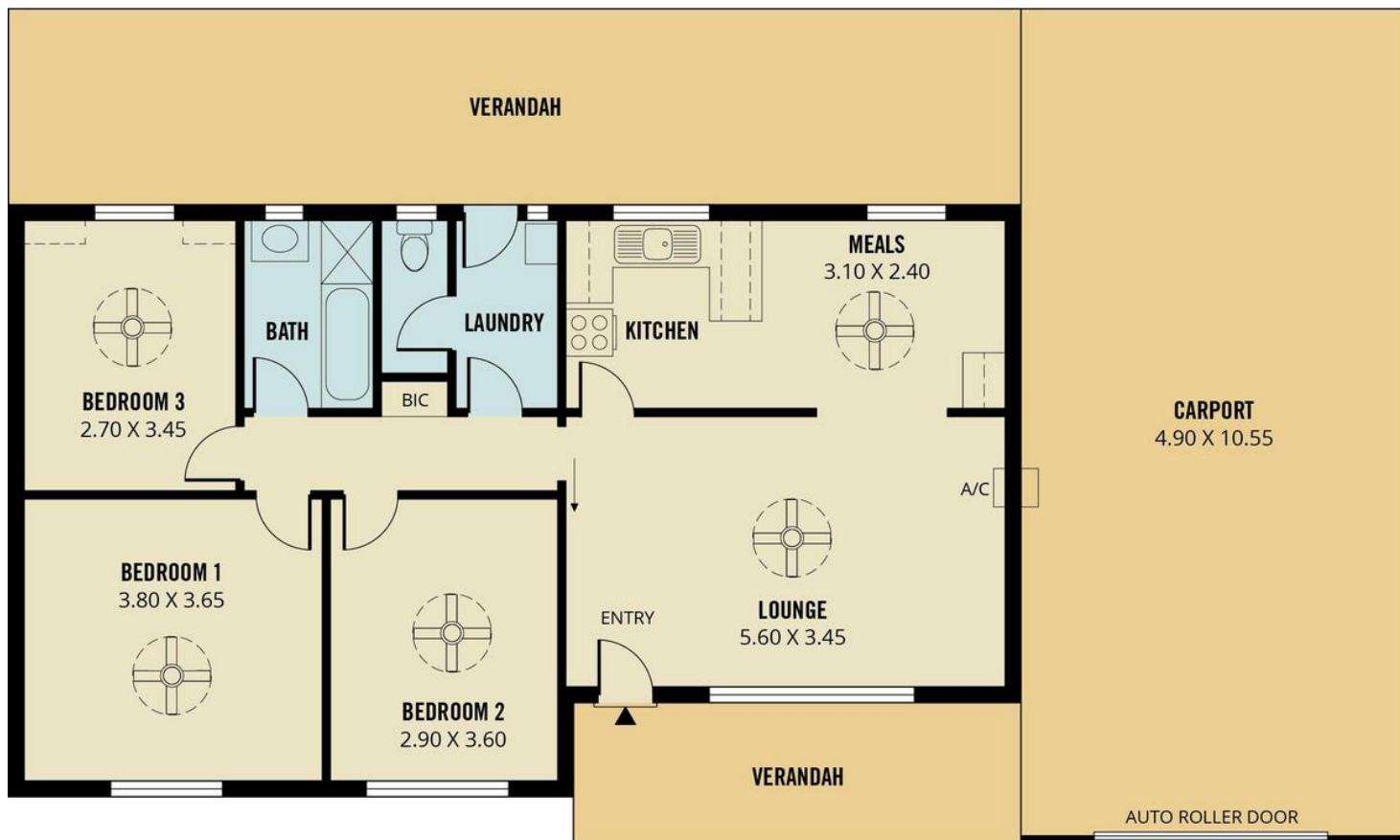
LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660

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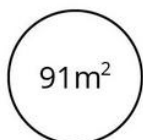


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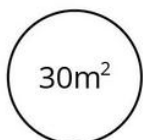
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TOTAL



Living



Shed



Carport



Verandah



Store

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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