8 Sunnybrae Ave, Kilburn

Rare Dual Street Frontage on 780sqm

3 1 1

FOR SALE
Please Call

AGENTS
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AGENCY
LJ Hooker Prospect
(08) 8269 4645

Featuring the rare advantage of dual street frontage, this exceptional allotment offers outstanding accessibility and exciting future development potential (subject to the necessary planning consents). Set on an impressive allotment of approximately 780sqm, boasting an approximate 15.5 metre frontage and 50.3 metre depth, this modest three-bedroom home presents an exciting opportunity for renovators, investors, developers or buyers looking to create something special in a well-established location.

The existing home offers three bedrooms, a separate lounge room and a functional kitchen equipped with a gas cooktop. The bathroom includes a separate shower room, while an external laundry and additional toilet provide further practicality.

Neat and tidy throughout, the home is comfortable in its current condition but offers plenty of scope for improvement. Renovate and restore the existing residence, extend into the substantial rear yard or explore the property's redevelopment potential, subject to the necessary planning consents.

Outside, lush lawns surround the home at both the front and rear,

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LJ Hooker

while secure gates provide access to the expansive backyard. The large rear yard offers an abundance of space for children, pets, shedding, entertaining or future improvements. An updated gas hot water system adds further convenience.

Property features include:
- Three bedrooms
- Separate lounge room
- Functional kitchen with gas cooktop
- Bathroom with separate shower room
- External laundry with additional toilet
- Updated gas hot water system
- Secure gated access to the rear yard
- Neat and tidy front and rear lawns
- Substantial rear yard
- Approximately 780sqm allotment
- Approximate dimensions of 15.5m frontage x 50.3m depth
- Renovation, extension or redevelopment potential (subject to the necessary planning consents)

Whether you are searching for your next renovation project, a sizeable parcel of land or an opportunity to redevelop, this affordable property offers space, flexibility and exciting future potential.

Certificate of Title and Form Ones available upon request
Home Built: 1960
Torrens Titled
Allotment Size: 780m2
Title: Volume 5704 Folio 65
Zoning: URN - Urban Renewal Neighbourhood
Council: Port Adelaide Enfield

Disclaimer:
Every care has been taken to verify the accuracy of the information contained in this advertisement. However, neither the agent nor the vendor accepts any liability for any errors or omissions. All information provided is considered accurate at the time of publishing and is subject to change without notice. Interested parties are advised to conduct their own due diligence, including but not limited to measurements, zoning, and planning consents. Any reference to square meter measurements, boundaries, or land size is approximate and should be independently verified. RLA 287 134.

MORE DETAILS

Property ID	3QEHRU
Property Type	House
Land Area	780 m2

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