







1 Parkwood Grove, Klemzig

Packed with Potential

Auction Location: 1 Parkwood Grove Klemzig

"UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE"

Positioned in a quiet residential street, this c.1959 home presents an exciting opportunity to renovate, rebuild or redevelop (STCC).

Set on a generous allotment of 866sqm with an 18.29m frontage, this three-bedroom home offers exceptional scope for improvement while retaining the practicality of its original layout. A spacious backyard with established fruit trees provides plenty of room to enjoy, while the carport and garage/workshop add further versatility for storage, hobbies or future projects.

Whether you're a renovator, builder, investor or looking to create something of your own, this is a property with potential in a convenient and well-connected location.

Enjoy easy access to Greenacres Central, the O-Bahn, the River Torrens Linear Park and zoning for Klemzig Primary School, with the Adelaide CBD just a short drive away.

AUCTION: Friday 21 August at 12:30pm, onsite.

3 1 2

FOR SALE
Sold by Nick Ploubidis LJH Kensington|Unley

AGENTS
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AGENCY
LJ Hooker Kensington | Unley
(08) 8431 6088

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.

LJ Hooker

($1,250,000)

CT: Volume 5645 Folio 283
Council: Port Adelaide Enfield
Council Rates: $1,949.20 per annum (approx.)
Water Rates: $258.49 per quarter (approx.)
Land Size: 866 square metres (approx.)
Year Built: 1959 (approx.)

To register interest, copy and paste the below link into your browser:
https://property.ljhooker.com.au/residential-klemzig-sa-house-1-parkwood-grove-61stfdj
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.
RLA 275279

MORE DETAILS

Property ID	61STFDJ
Property Type	House
House Size	194 m2
Land Area	866 m2
Including	Workshop
	Built-in-Robes
	Fully Fenced
	Water Tank











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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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