

8 Harcourt Street, Mansfield Park

## Expansive Allotment with Endless Possibilities

Auction Saturday 21st February @ 10:30am

Set on an impressive allotment of 738sqm\* with a wide frontage, this property presents an outstanding opportunity to renovate, rebuild or develop (STPC).

Offering flexibility and future potential, it appeals to homeowners, investors and developers alike.

The existing three-bedroom residence offers a functional layout including a spacious kitchen and light filled living area, making it ideal to move in, lease out or update while planning your next step.

Outside, the expansive block size and wide frontage open the door to multiple possibilities, from creating a contemporary family home to exploring development options (STPC) in this well-connected and steadily growing location.

Conveniently positioned just a 20 minute drive into the CBD, or take advantage of nearby public transport and leave the car at home. Close to Churchill Centre which features amenities such as Coles,

3 1 2

**FOR SALE**  
Contact Agent

### AGENTS

Justin Peters  
0423 341 797  
justin@ljhooker.me

Dragan Pancic  
0421 977 361  
dragan@ljhooker.me

### 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.

LJ Hooker

Kmart and Costco. Just a short drive to the coast, and Semaphore's main street for delicious restaurants and cafes. Families will appreciate the excellent schooling options including Woodville Gardens Birth-6, plus Woodville High and Le Fevre High School's for older students.

### Key Features

- 738sqm\* allotment with a 16.76m\* frontage
- Move in, invest or rebuild your dream home (STPC)
- Three spacious bedrooms, one with a built-in wardrobes
- Spacious, light filled lounge room
- Bathroom with bathtub, and separate WC off the laundry
- Kitchen boasting ample bench and cupboard space, and a separate meals area
- Large rear yard with verandah for entertaining, and ample shedding
- Plenty of off-street parking including a drive through carport

### Specifications

Title: Torrens Title

Year built: c1955

Land size: 738sqm (approx)

Council: City of Port Adelaide Enfield

Council rates: \$1,240.95pa (approx)

ESL: \$145.70pa (approx)

SA Water & Sewer supply: \$187.03pq (approx)

- Approx. Site area and site dimensions all approximates (STPC) Subject To Planning Consent

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	Y6YHDM
Property Type	House
Land Area	738 m2

**Justin Peters 0423 341 797**

Principal | [justin@ljhooker.me](mailto:justin@ljhooker.me)

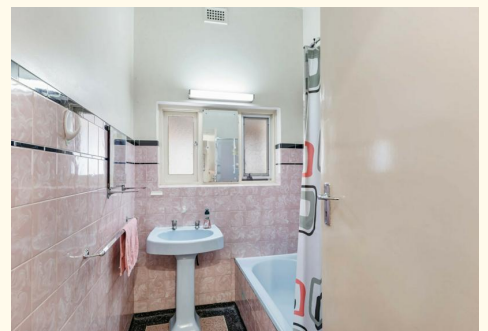
**Dragan Pancic 0421 977 361**

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

**LJ Hooker Mile End | Woodville (08) 8352 7111**

206A Henley Beach Road, TORRENSVILLE SA 5031

[mileendwoodville.ljhooker.com.au](http://mileendwoodville.ljhooker.com.au) | [admin@ljhookermileend.com.au](mailto:admin@ljhookermileend.com.au)





## 8 Harcourt Street Mansfield Park

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