







33 Cudmore Terrace, Marleston

Solid Brick Home on Generous 740sqm Allotment

Held within the same family for over 50 years, the property offers all the hallmarks of a home with genuine history, together with exciting potential for its next chapter. 33 Cudmore Terrace, Marleston presents an increasingly rare opportunity to secure a much-loved solid brick home on a substantial 740sqm allotment (approx.).

Whether you choose to renovate and create a contemporary family residence, explore redevelopment or investigate subdivision possibilities, the combination of land, frontage and location provides an outstanding foundation for the future, subject to the necessary planning and statutory approvals.

The existing solid brick residence comprises three bedrooms and one bathroom, offering comfortable accommodation with excellent scope to update, renovate and personalise over time. Its traditional proportions and established footprint provide an appealing starting point for buyers looking to breathe new life into a classic home.

Beyond the residence, the scale of the 740sqm allotment (approx.) becomes the defining feature. With an impressive 16.76-metre frontage, the property offers valuable space and flexibility rarely found

3 1 3

FOR SALE
Contact Agent

VIEW
Sat 7th Nov @ 10:50AM - 11:20AM

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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.

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so close to the city. The generous rear grounds provide ample room to extend the existing home and create an enviable outdoor lifestyle, while also presenting potential for redevelopment or subdivision (STPC).

The location further enhances the appeal. Positioned just minutes from the Adelaide CBD, you'll enjoy easy access to the nearby Kurralta & Marleston Central which both provide everyday shopping convenience with supermarkets and specialty stores. A growing selection of local cafés, eateries and amenities are also within easy reach.

With excellent public transport options, quality local schools and convenient connections to both the city and Adelaide's western suburbs, this well-connected address delivers an appealing combination of lifestyle and accessibility.

Key Features

- Held within the same family for over 50 years
- Solid brick three-bedroom residence
- One bathroom
- Substantial 740sqm allotment (approx.)
- Impressive 16.76m frontage (approx.)
- Excellent scope to renovate and extend
- Potential to redevelop or subdivide (STPC)
- Generous outdoor space
- Minutes from the Adelaide CBD
- Close to Adelaide Showgrounds and Kurralta Central
- Convenient access to cafés, shopping, schools and public transport
- Outstanding city-fringe opportunity for homeowners, renovators and developers

Specifications

Title: Torrens Title
Year built: 1970
Land size: 740 sqm (approx)
Frontage: 16.76 m
Council: City of West Torrens
Council rates: $1,949.40 pa (approx)
ESL: $398.45 pa (approx)
SA Water & Sewer supply: $251.03 pq (approx)

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

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MORE DETAILS

Property ID	YRNHDM
Property Type	House
Land Area	740 m2
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments







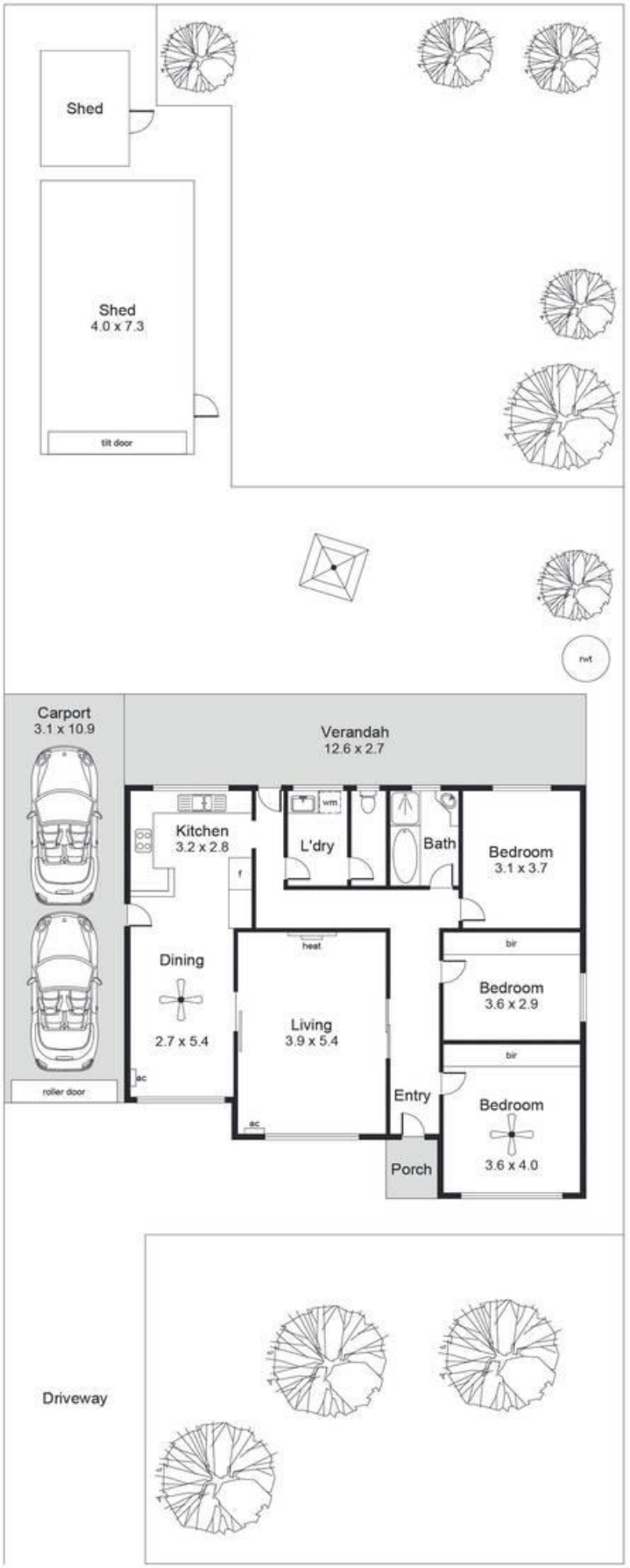




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Area (Estimate only)	
Living	110.3 m2
Carport	34.1 m2
Shed	29.2 m2
Verandah	29.2 m2
Porch	2.1 m2
Total	**204.9 m2**

For illustrative purposes only.
All measurements are approximate

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