



92-94 Rozelle Avenue, Melrose Park

Exceptional Development Opportunity in Prime Residential Location

Price Guide: \$1,950,000

The lucky buyer of this rare double block comprising of two titles will be spoilt for choice!

Build your dream home on the vacant block or retain the existing dwelling and renovate to your style, revamp the tennis court and add a pool, the family will love it!

Builders take advantage of the 1486sqm allotment and wide 34.84m frontage with outstanding development potential for multiple dwellings.

Whatever you choose to do, subject to the necessary consents will be sure to be a wise investment for the future!

Currently situated on the block is a well maintained 4 bedroom home featuring:

- Formal lounge

4 1 4

FOR SALE

Auction 11/10 @ 2.30pm PG: \$1.95M

AGENTS

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Debbie Mundy
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AGENCY

LJ Hooker Glenelg | Brighton
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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.



- Kitchen/dining area
- Family room
- Sunroom
- Enclosed entertaining area
- Workshop, garage and tool shed
- Ample off-street parking

Property Details:
 Council: Mitcham
 Council Rates: \$TBC
 SA Water: \$TBC
 House Size: 189 sqm
 Land Size: 1486 sqm
 Year Built: 1952

For further information please contact Jarad Henry or Debbie Mundy.

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Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

The vendor's statement may be inspected at 76 Oaklands Road, Somerton Park for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 182909

MORE DETAILS

Property ID	Q6YGW0
Property Type	House
House Size	189 m2
Land Area	1486 m2

Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |
jarad@ljhglenelgbrighton.com.au

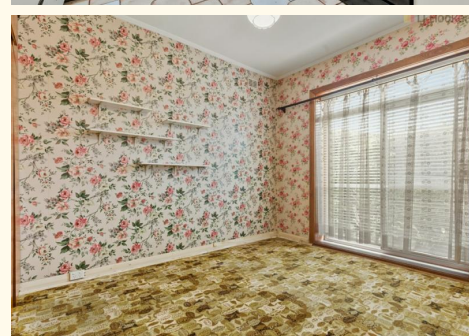
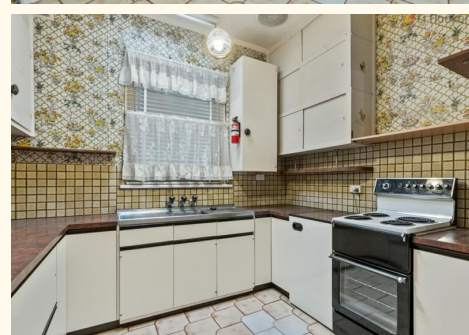
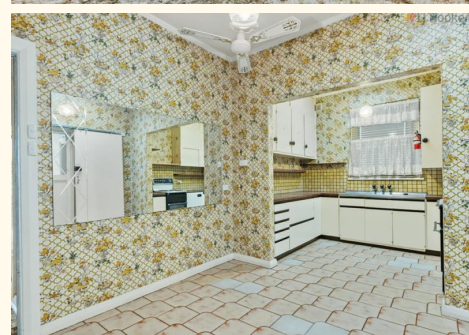
Debbie Mundy 0401 597 482

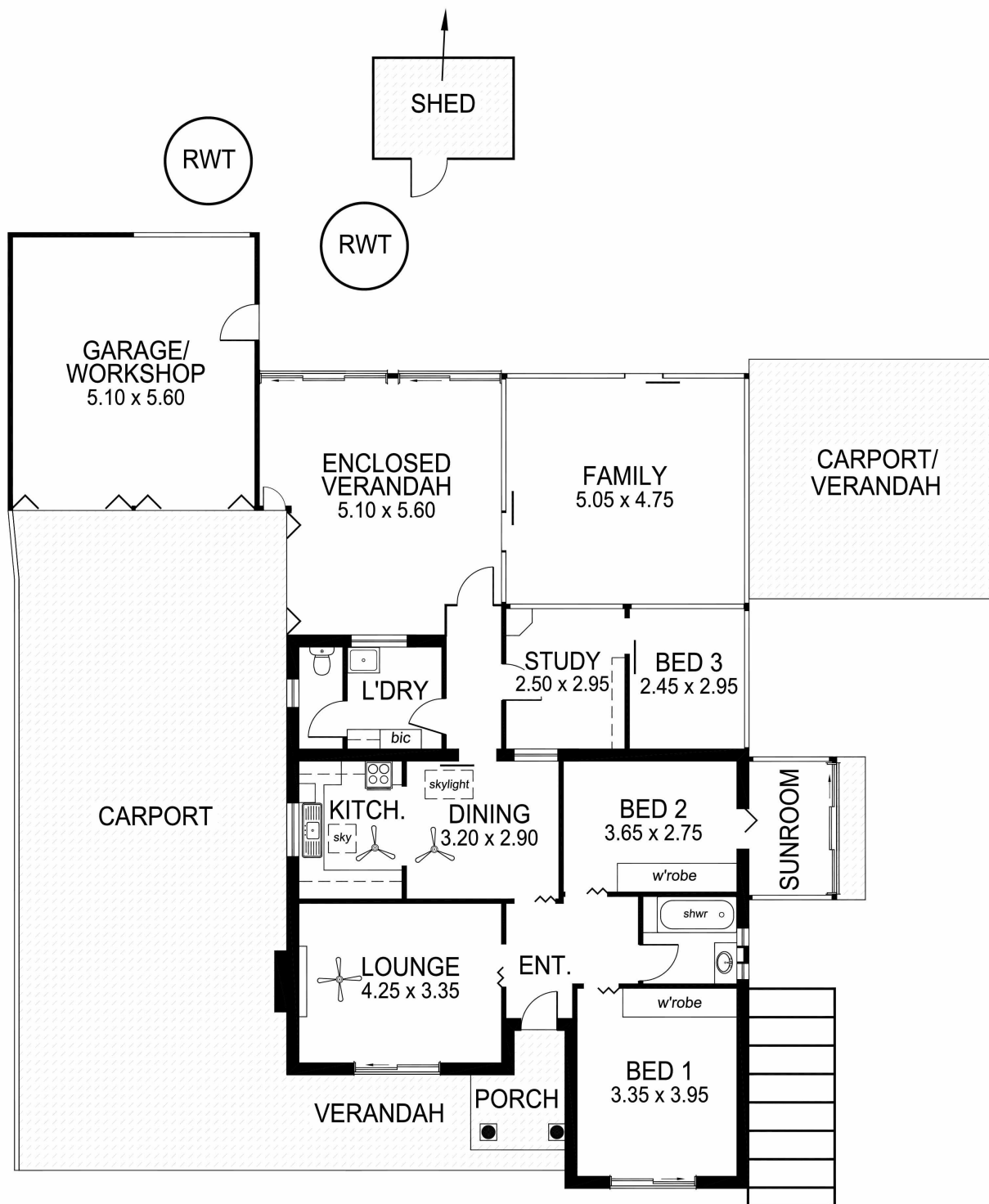
Co-Agent to Jarad Henry | debbie@ljhglenelgbrighton.com.au

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TOTAL AREA:	189.79m ² /20.40sqs
(Estimate only)	(incl. enclosed verandah, sunroom & garage)

This drawing is for illustration purposes only.
 All measurements are approximate only and information
 intended to be relied upon should be independently verified.