



Ottoway, 165 Grand Junction Road

EXCLUSIVE OPPORTUNITY AWAITS!

Auction Location: On Site

Don't miss out on this exceptional chance to own a prime property strategically located on Grand Junction Rd, boasting valuable rear access from Rose Street. With its coveted Employment zoning and set on approximate 660sqm site, the possibilities here are endless.

Currently utilized as a residential tenancy, this charming bungalow is leased until June 25, presenting a rare investment opportunity. Featuring 3 bedrooms plus a study, two kitchens (one currently functional), and a spacious open-plan lounge with a cozy fireplace, it's the epitome of comfort and functionality. Step outside to the expansive rear yard with a generous undercover verandah —perfect for entertaining or simply unwinding in style.

Situated near Scenic Port Adelaide, you'll enjoy easy access to a diverse array of eateries



Disclaimer: 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.

3 1 1

For Sale
SOLD at Auction

View
ljhooker.com.au/H9CH67

Contact
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LJ Hooker Flinders Park
(08) 8352 1155

and popular pubs. Plus, the proximity to the picturesque Semaphore and the convenience of being just 4kms away from the Armada Arndale shopping center ensure that shopping and entertainment are always within reach and easy access to public transport,

What makes this property exciting:

- *Zoned Employment
- *Rear access
- *High exposure
- *Approximately 660sqm site
- *Character bungalow offering 6 main rooms
- *Opportunity to continue renting or redevelop to your requirements (STNC)

Don't let this unique gem slip through your fingers —seize the opportunity to make it yours today! For further information, please contact Phuong Nguyen on 0413 803 885.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale 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.

Disclaimer:

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. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

More About this Property

Property ID	H9CH67
Property Type	House
Land Area	660 m ²

Phuong Nguyen 0413 803 885

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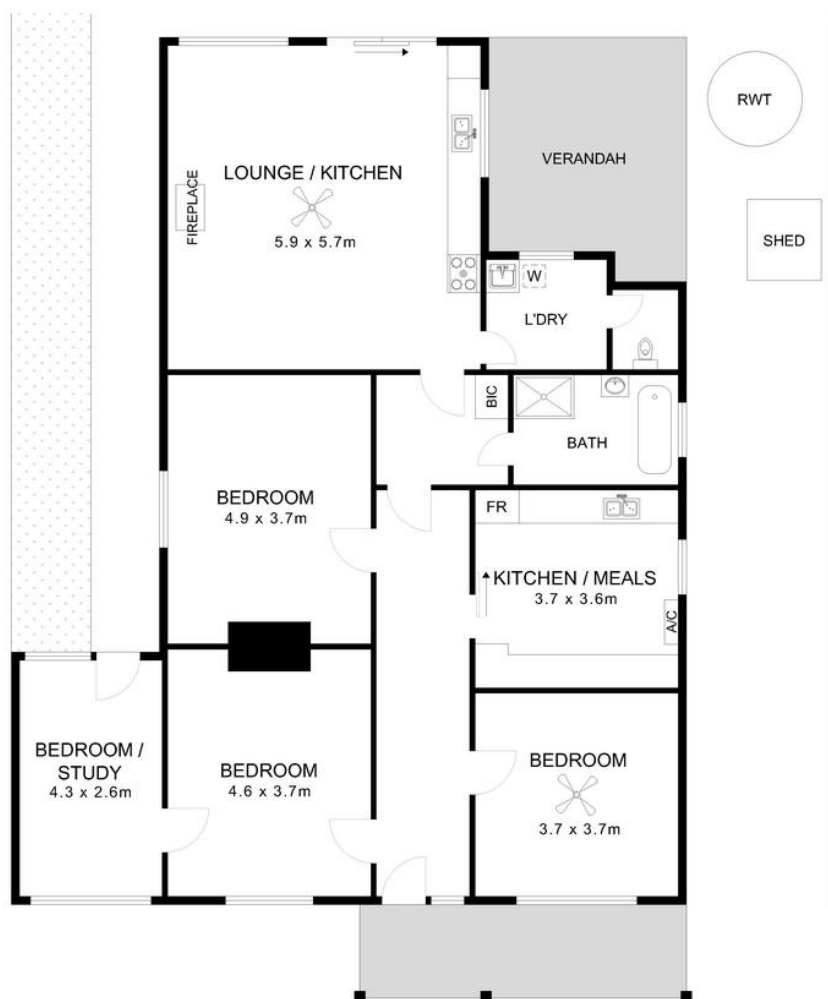
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Approx Gross
Living = 141m ²
Verandah = 15m ²
Porch = 10m ²
Total = 166m ²

165 Grand Junction Road Ottoway

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