



47 Cleveland Terrace, Ottoway

## Potential Plus on 630sqm\* Allotment

This property presents an exciting opportunity for buyers, set on an approximately 630sqm\* allotment in a rapidly growing suburb. Renovate to suit your lifestyle or redevelop (STPC).

The existing home offers a spacious and versatile floorplan. A light-filled living area flows through to a formal dining space, while the kitchen provides generous bench and cupboard space, along with a gas cooktop.

Two main bedrooms offer ceiling fans and split system air conditioning, while a centrally located bathroom services the home and includes a bathtub and separate WC.

Outdoors, the generous backyard provides ample space for children and pets to enjoy. A large shed offers excellent storage options, and a detached rumpus room is perfect as a home gym or teenage retreat.

Ideally located close to Port Adelaide, you'll enjoy easy access to cafés, restaurants, shopping, and boutique stores. The CBD is less than 30 minutes away, while Semaphore Beach is just a 15-minute drive for seaside walks, coffee, or retail therapy. Families will also

3 1 2

### AUCTION

Sat 18th Apr @ 4:00PM

### VIEW

By Appointment

### AGENTS

Dragan Pancic  
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### 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.

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value proximity to Pennington R-6 School and Woodville High School.

### Key Features

- Spacious living room and formal dining room
- Kitchen with ample bench and cupboard space
- Two main bedrooms with ceiling fans
- Central bathroom with bathtub and separate WC
- Good sized back yard with large shed for storage
- Detached rumpus
- Fully fenced home
- Split system AC's fitted throughout the home

### Specifications

Title: Torrens Title

Year built: c1958

Land size: 630sqm (approx)

Council: Port Adelaide Enfield

Council rates: \$1,163.55pa (approx)

ESL: \$133.55pa (approx)

SA Water & Sewer supply: \$176.30

(STPC) Subject To Planning Consent

- 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

### MORE DETAILS

Property ID	YANHDM
Property Type	House
Land Area	630 m2

**Dragan Pancic 0421 977 361**

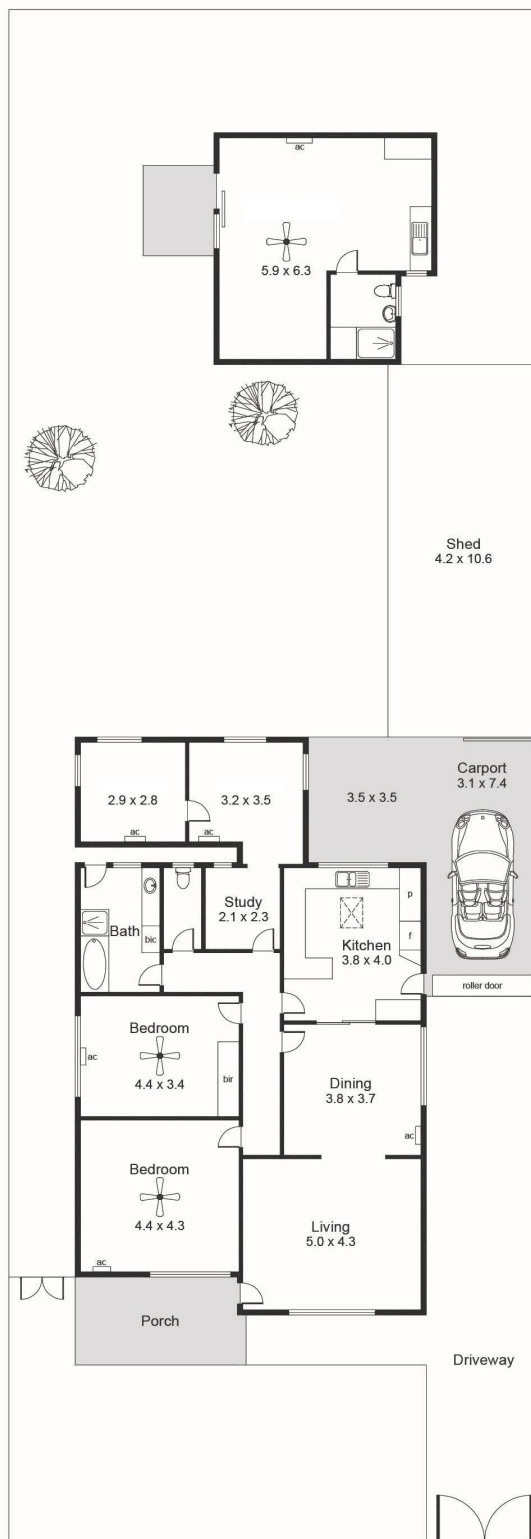
Sales Executive | dragan@ljhooker.me

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

206A Henley Beach Road, TORRENSVILLE SA 5031

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Area (Estimate only)	
Living	133.0 m <sup>2</sup>
Shed	44.5 m <sup>2</sup>
Granny Flat	40.1 m <sup>2</sup>
Carport	34.8 m <sup>2</sup>
Porch	11.6 m <sup>2</sup>
<b>Total</b>	<b>264.0 m<sup>2</sup></b>



For illustrative purposes only.  
All measurements are approximate