

48 St Johns Road, Ottoway

## One Owner Home with Development & Renovation Potential

With a wide street frontage and positioned on a large allotment, this solid brick home is offered to the market for the very first time. Held by the same owner since its construction in the 1960's, this is an exciting and rare opportunity showcasing strong renovation and development potential (Subject to Council Consent). Solid in structure and with a flexible floor plan this property provides an outstanding foundation to transform, extend, modernise, or redevelop. Packed with promise and future upside, it is perfectly suited to developers, families, renovators, and investors ready to capitalise on its potential.

### Property Features:

- Wide Street frontage of 18.28m on approx. 656m2 block, offering development opportunities -(Subject to Council Consent)
- 1960's double brick home with flexible floorplan and renovation potential to fit your lifestyle
- Front lounge room featuring original chandelier and decorative ceiling ornament
- Kitchen meals area with electric stove top, oven, double sink, and servery window

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### FOR SALE

Sold at Auction

### AGENTS

Rosemary Auricchio

0418 656 386

[rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

Nick Carpinelli

0403 347 849

[nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)

### AGENCY

LJ Hooker West Lakes | Henley Beach

(08) 8347 3666

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**

- Formal dining room featuring exposed beam ceiling, built-in cupboards, skylight, built in display and storage unit
- Enclosed sunroom/family area with built-in cupboards and fan
- Walk-in storage room
- 3 bedrooms, each with ceiling fans
- Main bathroom with a spa
- Linen cupboards in the hallway for extra space
- Detached rumpus room with additional 2 bedrooms
- Large shed offering extra storage space
- Additional bathroom with bath adjacent to outdoor shed
- Large workshop with workbench and built-in cupboard
- Single carport with roller door, space for 2 vehicles and storage space
- Timber floorboards throughout the entryway, lounge room, and bedrooms
- Laundry with additional storage
- Evaporative cooling system to kitchen, lounge, sunroom and hallway
- Windows and sliding doors fitted with security screens and manual roller shutters, with electric shutters in the main bedroom
- Fully fenced both front and back with established gardens

Directly across the road, Eastern Parade Reserve offers a perfect spot for walking the dog and enjoying some outdoor time. Port Adelaide is just a short drive away, with its historic sites, maritime attractions, and an array of dining and entertainment options. Foodland Rosewater is nearby for your weekly shop, or you can head to Port Adelaide Plaza Shopping Centre and Port Mall Shopping for all your essentials. With great access to major roadways like Grand Junction Road and The Port River Expressway, this location is all about convenience.

For further information please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli 0403 347 849.

**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 purchaser's 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. RLA 175322

Please note images may have been digitally or AI enhanced for illustrative purposes only.

## MORE DETAILS

Property ID 50DEFE8  
Property Type House  
House Size 306 m2  
Land Area 656 m2  
Including Toilets (2)  
Spa  
Workshop  
Secure Parking  
Fully Fenced

**Rosemary Auricchio 0418 656 386**

Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

**Nick Carpinelli 0403 347 849**

Sales Representative | [nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)

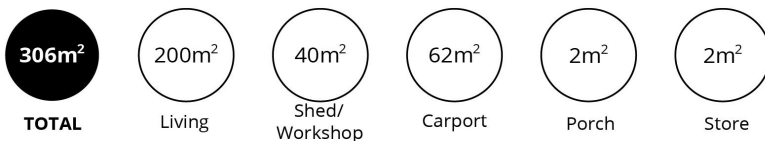
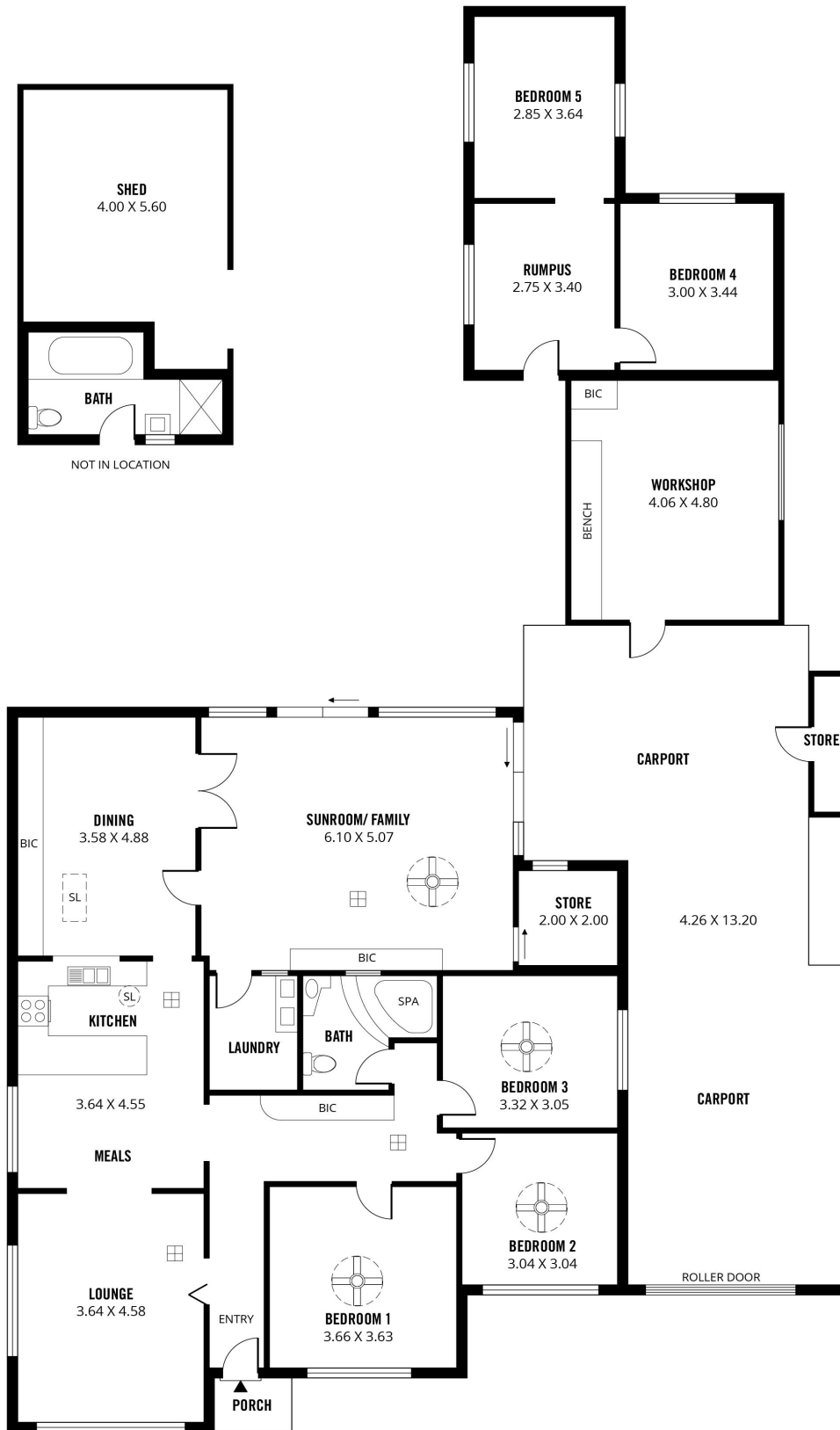
**LJ Hooker West Lakes | Henley Beach (08) 8347 3666**

139 Tapleys Hill Road, SEATON SA 5023

[westlakes.ljhooker.com.au](http://westlakes.ljhooker.com.au) | [hello@ljhookerwestlakes.com.au](mailto:hello@ljhookerwestlakes.com.au)



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

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