



74 Milne Road, Para Hills

Renovate or Redevelop

CONTACT AGENT FOR PRIVATE INSPECTION

While this home retains much of its original character and is ready for a modern refresh, the solid foundations provide the perfect canvas for those looking to renovate and add significant value. Whether you're planning a cosmetic update or a more substantial transformation such as additional living space, the possibilities are plentiful (subject to all necessary planning and council consents).

Offering approximately 125sqm of living space, the home features three well-proportioned bedrooms, all complete with built-in robes, along with two separate living areas that provide flexibility for growing families or those seeking additional space to work or relax.

Positioned on a generous 742sqm allotment (approx.) with valuable dual street frontages, this original 1966 residence presents an exciting opportunity for renovators, investors and developers alike.

For those with development aspirations, the substantial allotment and dual street access may offer subdivision or redevelopment potential (STCC). The broad frontage further enhances the property's future possibilities.

3 1 1

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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.



Features you'll love:

- Approx. 742sqm allotment
- Dual street frontages
- Three bedrooms, all with built-in robes
- Two separate living areas
- Kitchen with Gas Cooktop
- Established front garden with street appeal
- Renovation and value add potential
- Possible subdivision or redevelopment opportunities (STCC)
- Convenient location close to everyday amenities

Practically located close to schools, public transport and local reserves, with several shopping options both local and large at your fingertips, this is an opportunity to secure a sizeable parcel of land in a well-established and highly accessible Para Hills location.

Whether you're looking to renovate, invest, develop or simply secure a large landholding in a sought-after location, this property offers exceptional potential for the future.

Year Built: 1966

Land Size: 742sqm*

Zoning: GN -General Neighbourhood

Local Council: City of Salisbury

Title: Torrens

Internal Living: 125sqm

All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

MORE DETAILS

Property ID	2DK6GJU
Property Type	House
House Size	125 m2
Land Area	742 m2
Including	Built-in-Robes Secure Parking Fully Fenced

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174m²
TOTAL

125m²
Living

16m²
Pergola

25m²
Garage

8m²
Verandah

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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