



43 Condada Avenue, Park Holme

Solid, Spacious and Full of Opportunity

Auction Location: onsite

"Under Instructions from the Public Trustee"

Set on a generous 780sqm allotment (approx.) with a 17m frontage, this solid 1950s-built brick home offers a great opportunity for those looking to renovate, invest, or rebuild (subject to consents).

The home includes three good-sized bedrooms, two bathrooms, and an open plan living and dining area that flows through to a light-filled family room. The kitchen is neat and functional, with plenty of scope to update and add value.




Outside features a single carport with roller door, extra off-street parking, a small shed, and a spacious backyard ready for your ideas.

In mostly original condition with some cool retro features, this property provides a solid foundation with potential to make it your own.

Key features:

- Solid brick home built in the 1950s

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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FOR SALE

Sold by Sunny Thakkar LJ Hooker
Kensington | Unley

AGENTS

Sunny Thakkar
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Nick Ploubidis
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AGENCY

LJ Hooker Kensington | Unley
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- Three bedrooms, two bathrooms
- Open living and dining area plus family room
- Single carport and two extra car spaces
- 780sqm (approx.) allotment with 17m frontage
- Garden shed and spacious rear yard

AUCTION: Friday 28 November at 11:30am onsite

CT: Volume 5643 Folio 62

Council: City of Marion

Council Rates: \$2,060.05 per annum (approx.)

Water Rates: \$213,58 per quarter (approx.)

Land Size: 780 square metres (approx.)

Year Built: 1955 (approx.)

To register interest, copy and paste the below link into your browser:

<https://prop.ps//D3BYWWfTTk6n>

The Vendor's Statement (Form 1) 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.

MORE DETAILS

Property ID	61HPFDJ
Property Type	House
House Size	161 m2
Land Area	780 m2

Sunny Thakkar 0420 635 055

Sales Associate | sthakkar@ljhkensingtonunley.com.au

Nick Ploubidis 0423 840 514

Principal | Auctioneer | nploubidis@ljhkensingtonunley.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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