



72 Marian Road, Payneham

## An Exceptional Opportunity in a Tightly Held Locale

Set on an expansive 1,214sqm (approx.) allotment with dual frontage and a generous 15.29m street presence, this original 1961 built four bedroom home represents a truly rare land offering in a tightly held and highly sought after location, positioned less than 7km from the Adelaide CBD. Opportunities of this scale and flexibility are becoming increasingly scarce, making this an exceptional prospect for a wide range of buyers.

The home itself is a conventional double brick residence and, while presented in only fair condition, provides great bones and immediate holding income or renovation potential. All four bedrooms are of good size and are centrally serviced by the main bathroom. The light filled lounge room enjoys excellent natural light, flowing through to an open plan kitchen and meals area. A second living area or sunroom at the rear overlooks the enormous backyard, offering a peaceful outlook and a clear sense of the land's scale.

Externally, the property features an undercover outdoor entertaining area, single car garaging and an additional tool shed. Wine enthusiasts will appreciate the unique inclusion of a concrete wine tank/vat complete with a built-in torchio, adding character and history

4 1 1

**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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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**

rarely found in modern homes.

For developers, the true value lies in the scale, frontage and flexibility of the land. Ideally suited to investors, builders, developers or renovators, the site offers multiple future options, including the potential to retain a portion of the existing dwelling while unlocking value through subdivision of the remaining land. (STPC), the allotment presents the possibility to subdivide into four or possibly five allotments (STPC), capitalising on the dual frontage and prime inner metro position.

A standout opportunity to secure land, location and flexibility in one of Adelaide's most desirable city fringe pockets.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- \* 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 advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

## MORE DETAILS

Property ID	WRSFDG
Property Type	House
Land Area	1214 m2
Including	Toilets (1)

**Julian Rullo 0407846417**

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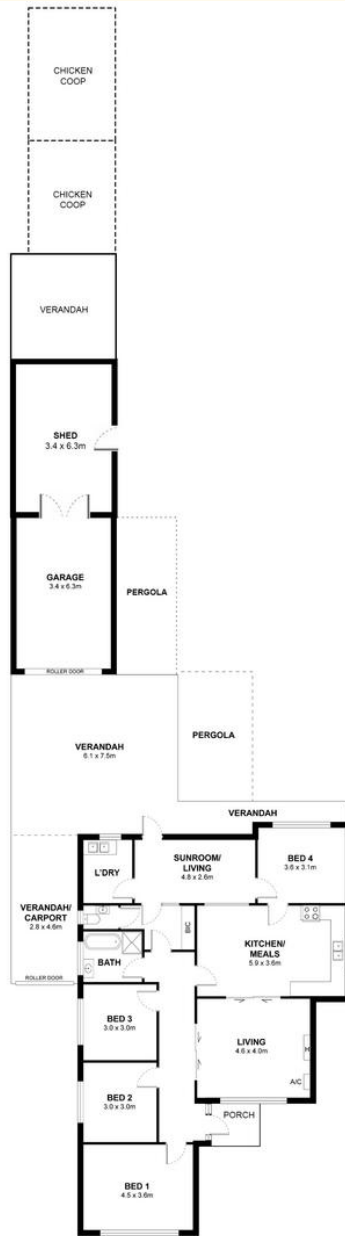
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