



28 Miller St, Prospect

Endless Possibilities on an Impressive 822sqm Allotment

Best Offers by Monday 23 November, 5 pm - Unless Sold Prior

Developers, builders and astute investors, take notice! A substantial 822sqm landholding with an impressive 15.24m frontage in the heart of Prospect presents an exciting opportunity to unlock its development potential.

Offering approximately 53.95m of depth and generous proportions, 28 Miller Street presents an outstanding opportunity for those looking to capitalise on a sizeable allotment in one of Adelaide's most desirable inner-city suburbs.

Whether you're considering subdividing, creating multiple new residences, building a magnificent family home, or exploring other redevelopment possibilities, this substantial parcel of land provides an exciting foundation for your next project (subject to necessary planning and council consents).

With its generous frontage, impressive depth and convenient location, the property offers the flexibility to explore a variety of future possibilities, making it particularly appealing to developers, builders

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FOR SALE

Best Offers By 23/11 (USP)

VIEW

Sat 7th Nov @ 12:00PM - 12:30PM

AGENTS

Harvey Bloomfield
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harvey.bloomfield@ljhooker.com.au

AGENCY

LJ Hooker Prospect
(08) 8269 4645

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Interested parties must rely solely on their own enquiries.



and buyers seeking a significant landholding in an established residential setting.

The existing three-bedroom residence is in poor condition and requires extensive restoration throughout. While renovation may be an option for those prepared to undertake a substantial project, the true value and appeal of this property lie in the land and its future potential.

The home comprises three bedrooms, separate lounge and dining areas, an original kitchen and bathroom, along with a laundry and toilet. Outside, the expansive allotment includes a generous rear yard, existing outbuildings and a carport.

Adding further appeal is the property's excellent position in the heart of Prospect, placing you close to the vibrant Prospect Road precinct with its wonderful selection of cafes, restaurants, boutique shopping and the popular Palace Nova Cinema.

Public transport options are conveniently located nearby, providing easy connections to North Adelaide, Adelaide Oval and the Adelaide CBD. Families will also appreciate the proximity to local parks, recreational facilities and a variety of schooling options, including Blackfriars Priory School.

The combination of an established neighbourhood, convenient city access and an abundance of local amenities makes this an attractive location for future homeowners and developers alike.

With approximately 822sqm of land, a substantial 15.24m frontage and 53.95m depth, this is a property where the opportunities extend well beyond the existing residence.

For developers, builders and buyers seeking the freedom to create something entirely new, the generous landholding, impressive dimensions and sought-after location are the undeniable highlights.

Secure your position in sought-after Prospect and explore the exciting possibilities awaiting at 28 Miller Street!

Certificate of Title and Form Ones available upon request

Home Built: 1950

Torrens Titled

Allotment Size: 822m²

Title: Volume 5712 Folio 921

Zoning: EN - Established Neighbourhood

Council: Prospect

Disclaimer:

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Interested parties are advised to conduct their own due diligence, including but not limited to inspections, measurements, zoning and planning consents. Any reference to square metre measurements, boundaries or land size is approximate and should be independently

verified.

RLA 287 134

MORE DETAILS

Property ID	3R3HRU
Property Type	House
Land Area	822 m2

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28 Miller Street,
PROSPECT



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