



304 Montacute Road, Rostrevor

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## Prime Development Opportunity in a Sought-After Location

**FOR SALE**

Auction - Saturday, August 23rd at  
9:30am

Auction Location: 304 Montacute Road, Rostrevor SA 5073

**AGENTS**

Craig Ricciuto  
0417 806 329  
craigr@ljhsales.com.au

Set in a tightly held and highly desirable suburb, this 1960 built home offers a rare and exciting opportunity for developers, investors or ambitious renovators looking to unlock the full potential or a generous block of 730sqm (approx.)

Ryan Graham  
0400 912 287  
ryang@ljhsales.com.au

Yes - the home requires work, with notable structural movement and cracking, making it perfect for buyers looking to renovate or rebuild.

**AGENCY**

LJ Hooker Property Specialists  
(08) 8289 6660

The current home offers three bedrooms, kitchen with meals, a separate lounge room, bathroom, laundry with toilet and detached games room.

The real value lies in the land, featuring two generously sized garages at the rear providing space for up to 6 cars.

Positioned just a short walk to the Newton Shopping Centre, schools and public transport, the site is primed for redevelopment (STCC) or build you forever home in a blue chip suburb.

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

Secure your slice of the East today and create something special!

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   | 2C33GJU |
| Property Type | House   |
| House Size    | 102 m2  |
| Land Area     | 730 m2  |

### **Craig Ricciuto 0417 806 329**

Managing Partner | Sales Specialist | [craig@ljhsales.com.au](mailto:craig@ljhsales.com.au)

### **Ryan Graham 0400 912 287**

Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

### **LJ Hooker Property Specialists (08) 8289 6660**

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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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