



19 Fowler Street, Seaview Downs




High side - elevated coastal views - opportunity beckons

Auction Location: onsite

Potential for uninterrupted city and ocean views. Compact landholding, with wide 20 metre frontage

Where do you find entry level property in one of Adelaide's boom southern, seaside areas? Its a prime location with a 1962 home recently a much loved, tenanted investment, for over 30 years. It's ideal to live in or rent out while you plan its future. A minor facelift, surgery and touch up and you'll see it spring back to its former glory- can't promise the "Surgery " will hold old age at bay-but gives you time to enjoy or get a reasonable return while values grow and you plan how it becomes the best version of itself!

Freestone fronted elevated on the block with 3 large bedrooms, 2.6mtr ceilings, a bathroom and a separate shower room plus good size laundry, it gives tenants and family room to work around each other. With a separate lounge and dining room, you could accommodate a family or a number of students. This is a hard to find commodity, as many homes are progressively being remastered and extended to maximise their values, as land prices soar and now we

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FOR SALE

Sold by Gabrielle Overton LJH Kensington|Unley

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



have local sales nudging \$2,000,000 and many are larger holdings, putting them out of reach. Here you can acquire a compact block which cannot be subdivided but gives a unique opportunity, due to the broad street frontage of 20 metres, many being 16 metres (approx), to build that magnificent, contemporary "Forever Home" two storey up to 9 metres high (STCC) to incorporate those breathtaking views. With double garaging. This may be your right place at the right time.

25 Mins to CBD with Seacliff and Brighton beaches so close. 2km to Westfield Marion and a quick drive to Foodland Seacliff Park & Pasadena Green. Mitchell Street Reserve is a stroll away along with Cadell Street Reserve and Roy Lander Reserve plus Glenthorne National Park close by, so it's a haven for young families. Seek and you will Find. Sunsets Sea Views Your Vision. Perfect Timing!

- Ducted Evaporative air conditioning
- Gas Heating and instant Hot water
- Garage with concrete floor and power at rear- carport and onsite parking for 4
- Bathroom plus sep shower room
- 5-mins to Seacliff Beach, city train station & transport along Seacombe Road & Davenport Terrace
- Zoned Seaview Downs Primary & Seaview High School- access to Independent schools & colleges
- Flinders University & Flinders Medical Centre
- Foodland Seacliff Park and Darlington Shopping Centre and main road shops along Seacombe Road
- Rental assessment / \$490 - \$530 per week

AUCTION: Thursday 30 October at 11:30am, onsite (unless sold prior) - CONTRACTED AT AUCTION

CT: Volume 5588 Folio 93
Council: City of Marion
Council Rates: \$1,666.56 per annum (approx.)
Water Rates: \$188.50 per quarter (approx)
Land Size: 604 square metres (approx.)
Year Built: 1962 (approx.)

To make an offer, copy and paste the Offer Form link into your browser:

<https://prop.ps//7wclJ136hKc1>

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

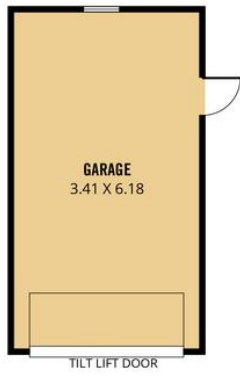
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|---------------|---|
| Property ID | 61GSFDJ |
| Property Type | House |
| House Size | 186 m2 |
| Land Area | 604 m2 |
| Including | Air Conditioning Floorboards Built-in-Robes Secure Parking |

Gabrielle Overton 0416 080 525
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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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