



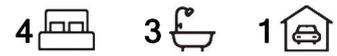
St Georges, 49 Highfield Avenue

Prime Opportunity in Prestigious St Georges - Improve it, Level it, or Multiply it

Nestled in one of St Georges' most sought-after streets, this exceptional property offers a rare opportunity for renovators, developers, and investors alike. The home is currently disposed of as 12 main rooms including 2 kitchens and 3 bathrooms. It will respond well to some love and care. A complete renovation and perhaps an extension are certainly on the cards here.

Set on a generous allotment of approximately 975 sqm with a 21m frontage, North facing rear yard and driveway access on each side of the block, the land presents exciting potential for subdivision (STCC), making it an outstanding prospect in this tightly held, blue-chip location.

Surrounded by quality homes and tree-lined streets, this address is within walking distance of Seymour College and zoned for Glenunga International High School, offering access to



For Sale
\$2,000,000

View
By Appointment

Contact
Nick Ploubidis
0423 840 514
nploubidis@ljhkensingtonunley.com.au

Tom Blanch
0401 847 744
tblanch@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley
(08) 8431 6088

Disclaimer: 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.

some of Adelaide's finest schooling. Just minutes from Burnside Village, vibrant cafes, and the city, this location truly offers the best of both lifestyle and serenity.

Vendors are seeking an extended settlement or possibly a month by month lease back arrangement.

Whether you choose to renovate the existing home, build your dream residence, or take advantage of the subdivision potential, this is an opportunity not to be missed.

CT: Volume 5691 Folio 135

Council: City of Burnside

Council Rates: \$2,785.75 per annum (approx)

Water Rates: \$319.63 per quarter (approx)

Land Size: 975 square metres (approx)

Year Built: 1975 (approx)

To make an offer, scan the code below:

<https://prop.ps//ZZe2mwpqc6av>

(Please copy and paste the link into your browser)

More About this Property

Property ID	616DFDJ
Property Type	House
House Size	253 m ²
Land Area	975 m ²

Nick Ploubidis 0423 840 514

Principal | Auctioneer | nploubidis@ljhkensingtonunley.com.au

Tom Blanch 0401 847 744

Sales Associate | tblanch@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley (08) 8431 6088

295 Kensington Road, KENSINGTON PARK SA 5068

kensingtonunley.ljhooker.com.au | reception@ljhkensingtonunley.com.au



Disclaimer: 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 Kensington | Unley
(08) 8431 6088**



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. Produced by The Fotobase Group