



Sturt, 13 Darlington Street

Renovate or Redevelop

That is the question when it comes to this traditional 1963 built home. Well loved throughout its tenure, this home has the qualities you need to come in, add some tender love and care to become the home you have always desired. Similarly, it has the size and space for you to demolish and build your dream home, or even subdivide (STPC) utilizing the over 18m frontage on this rectangular 700sqm approx. allotment!

Features you will love:

- * 3 traditional sized bedrooms
- * Bedroom 1 consisting of floorboards and additional built in robe
- * Light filled living room upon entry to the home
- * Centrally located main bathroom
- * Kitchen fitted with stainless steel appliances, gas cooktop and dishwasher
- * Ample open yard space at the rear
- * Secure automatic roller door carport with rear access to the home



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.



For Sale
\$739,000 - \$779,000

View
ljhooker.com.au/2B8QGJU

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**LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**

* Easement and encumbrance free Torrens titled allotment

If you are looking to enter the market, for your next project or even potential development site, then this is the home you are looking for!

Get in touch today to register your interest!

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

More About this Property

Property ID	2B8QGJU
Property Type	House
House Size	100 m2
Land Area	700 m2

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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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