






Sold

20 Heath Avenue, Tea Tree Gully

3  1  2 

Corner Allotment Opportunity with Endless Potential

Welcome to 20 Heath Avenue, Tea Tree Gully —a fantastic opportunity to secure a solid 1976-built home positioned on a generous corner allotment, brimming with potential for those ready to roll up their sleeves and add value.

Set on approximately 688sqm, this property offers flexibility and future scope, whether you're a first home buyer looking to break into the market, a renovator seeking your next project, or a developer exploring possibilities (STCC).

With approximately 109sqm of living space and a functional layout, the foundations are here to create something truly special.

Key Features You'll Love:

- 3 well-proportioned bedrooms, all with built-in robes
- Solid 1976-built home with great bones
- Approx. 109sqm of internal living space
- Generous 688sqm (approx.) corner allotment
- Valuable side access leading to a large garage
- Multiple living areas offering flexibility
- Functional kitchen with scope to update

FOR SALE
\$730,000

AGENTS

Peter Brown
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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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**

- Ample yard space with room to enhance or extend
- Ideal renovation project to add value
- Strong appeal for investors and developers (STCC)

Located in the ever-popular Tea Tree Gully, you'll enjoy close proximity to local schools, shops, cafés, public transport and the Tea Tree Plaza precinct, along with easy access to the Adelaide CBD. Parks, walking trails and community facilities are all nearby, adding to the lifestyle appeal.

With a little TLC, this property presents an exciting chance to capitalize on a sought-after location and unlock its full potential. Opportunities like this don't last long.

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	2D72GJU
Property Type	House
House Size	109 m2
Land Area	688 m2
Including	Floorboards Fully Fenced

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