



2 Glen Crescent, Vista

A Rare Opportunity on 1,020sqm in the Heart of Vista

Auction Location: 2 Glen Crescent, Vista SA 5091

Here is your chance to secure a prime piece of land in the tightly held, well-kept suburb of Vista, an address that is becoming increasingly hard to obtain. Set on a sweeping 1,020sqm (approx.) allotment at the foothills of Adelaide's North East, this 1964 conventional-style, basket-range stone home is bursting with opportunity from every angle.

Whether you're looking for your next hands-on renovation project, a property to add immediate value, or exploring the possibility of a dual development (STCC), the potential here is undeniable.

The home itself offers solid bones and scope to reimagine, featuring three bedrooms, one bathroom, and a substantial 6m x 6m (approx.) rumpus/games room, making it an appealing option for buyers who aren't afraid to get stuck in and transform this original gem into something truly special.

Key Features

- Large 1,020sqm (approx.) allotment in a quiet court
- Solid 1964 basket-range stone construction

3 1 1

FOR SALE
\$820,000

AGENTS

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AGENCY

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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.

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- Three well-proportioned bedrooms, two with built-in robes
- Spacious 6m x 6m (approx.) rumpus/games room
- Kitchen/meals area with adjoining formal lounge and dining
- Bedroom 2 with direct access to family room
- Ducted evaporative cooling and gas heating
- Lock-up garage with secure off-street parking
- Ideal renovation project with genuine add-value potential
- Possible dual development opportunity (STCC)

The possibilities here are endless, renovate, rebuild, develop, or simply landbank in a suburb that continues to grow in demand. All of this is positioned moments from local shops, cafés, quality schools and convenient public transport routes to major shopping centres and the CBD. Enjoy easy access to the stunning walking trails of Anstey Hill Recreation Park while being right at the base of the foothills, offering the perfect blend of lifestyle and location.

Opportunities of this size, position and potential in Vista are incredibly rare, don't miss your chance.

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	2CQSGJU
Property Type	House
House Size	166 m2
Land Area	1020 m2

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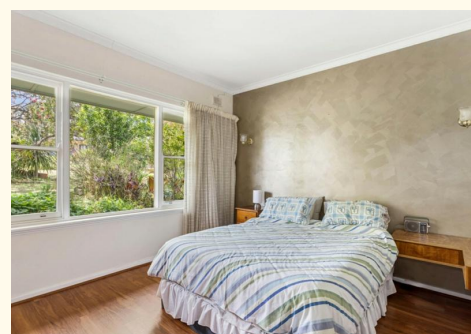
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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