

**21 Albert Street, Clarence Gardens, SA, 5039**



**House For Sale**

Saturday, 11 January 2025

21 Albert Street, Clarence Gardens, SA, 5039

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 680 m2**

**Type: House**



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## **An exciting opportunity in a sought-after location for an ideal development!**

Auction Saturday 1st February 1:00pm

Prepared for a fresh beginning, the existing footprint is ready to attract renovators and developers (STPC) or families looking for a project to get into the market and establish themselves in a sought after convenient suburb.

This property offers a practical layout featuring three bedrooms, spacious living with original fireplace, bathroom, toilet and outdoor access, a kitchen, living and dining area. The outdoor space is designed for expansion with its limitless opportunity, with lawn area, and a generously sized storage shed. Further enhancing its appeal, the property also includes a long driveway with rear entrance access to the home for convenient parking.

For those in search of a renovation project, this home offers ample potential for reimagining the floor plan and crafting an impressive extension. Developers pay attention as this property is situated on an approximately 680 sqm allotment. This property presents an opportunity to construct a high-quality home on this site (STPC).

This is an ideal opportunity to reside in a welcoming neighbourhood, providing convenient access to excellent schools, local sports facilities, and vibrant shopping hubs such as Castle Plaza shopping mall and Cumberland park complex. Additionally, enjoy the advantage of a quick commute to the CBD, making this property the key to a well-rounded and accessible lifestyle.

Benefit from the advantageous zoning to Edwardstown Primary School, Unley High School and the convenient proximity to Mitcham Girls High School, making this the ideal location for families.

For enthusiastic renovators or developers, this is a must-see opportunity!

More reasons to love this home:

- Land size 680sqm (approx)
- Original brick build
- Gated from garden for privacy and security
- Expansive master suit perfect for reimagining
- Three bedrooms
- Outdoor wet areas with additional entertainment space
- Large outdoor area ideal for expansion
- Opportunity to renovate or redevelop (STPC)

Specifications:

Title Type: Torrens Title

Year Built: est. 1920

Lot Size: 680 sqm (approx)

Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.