

21 Rednall Street, Tea Tree Gully, SA, 5091

Boffo

House For Sale

Sunday, 3 November 2024

21 Rednall Street, Tea Tree Gully, SA, 5091

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



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Explore the Potential in this Charming Tea Tree Gully Location!

Discover a prime investment opportunity with this charming, low-maintenance home on a spacious 696m² (approx.) block in the heart of Tea Tree Gully. Located on a beautiful, tree-lined street, this original gem boasts three comfortable bedrooms with built-in robes, a light-filled lounge, and a welcoming eat-in kitchen ideal for relaxed, everyday living.

The spacious driveway provides easy access to a generous garage, while the rear verandah opens onto an expansive backyard, ideal for outdoor enjoyment. With a tenant in place until February 2025, this property not only offers immediate rental income but is also a fantastic option for investors seeking long-term growth. Its impressive dimensions make it perfect for future plans, whether building your dream home or exploring subdivision potential in this sought-after location. (subject to planning consents)

Don't miss out on this fantastic opportunity!

Features that make this home special:

- Spacious 696m² block (approx.)
- Wide 18.29m frontage (approx.)
- Three bedrooms with built-in robes
- Light-filled lounge room with LED downlights and a gas wall furnace heater
- Original oak timber kitchen with granite bench tops, dishwasher, gas cooktop, and ample storage
- Main bathroom with shower, bathtub, and separate toilet for added convenience
- Laundry with direct external access
- Outdoor verandah, perfect for entertaining
- Ample parking with drive-through access to a large garage
- Expansive rear yard with a range of fruit trees
- Solar system
- Daikin reverse cycle ducted air-conditioning system for year round comfort
- Currently tenanted until February 2025 at \$400.00 per week

Superbly located within walking distance to St Agnes Shopping Centre and a short drive to all the shopping and entertainment that Westfield Tea Tree Plaza has to offer. Close walking distance to, local shops and Anstey hill walking trails. In close proximity to a variety of excellent public and private schools, including Tea Tree Gully Primary school, Banksia Park Primary, Banksia Park High, St Agnes Primary and St David's Parish. Easy access to the CBD via the O'Bahn at Tea Tree Plaza Interchange or simply walk to the bus stop on Hancock Road.

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The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

RLA 313174