

31 Fife Street, Vale Park, SA 5081

Boffo

House For Sale

Wednesday, 8 January 2025

31 Fife Street, Vale Park, SA 5081

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1132 m2

Type: House



Paul McIntosh



Taylor Martyn

Auction – Saturday 25th January at 2pm

Auction Location: On Site This significant parcel of land is located adjacent the River Torrens Linear Park in a tightly held pocket of this very much in demand suburb. Set on an enviable 1132sqm* allotment, with a substantial 19.81m* frontage and 57.16m* depth, there is loads of potential on offer for one lucky purchaser! Located in the Walkerville Council and zoned General Neighbourhood this traditional sized allotment will appeal to buyers on the hunt for fantastic city fringe living. A well-constructed family sized home is currently onsite. Offering 4 bedrooms, 2 bathrooms, lounge, dining room and games room, it would respond well to some cosmetic upgrades. With a good sized undercover outdoor entertaining space, gas heated spa, half court tennis court, garden shed and double carport, it is a great choice as a home to move into. Alternatively with the outstanding block dimensions and favourable zoning this could well be the perfect site to build a dream home or undertake a development project (both subject to consents). All around are high quality new built homes. Some on sub divided blocks and some as single dwellings on traditional sized allotments. Family friendly and vibrant, this is an area that people love to live in!

Features that make this home special:- Master bedroom with walk-in-robe and ensuite- Two additional good-sized bedrooms with built-in robes- Valuable fourth bedroom or study- Spacious lounge room with a bar- Formal dining room- Second living room adjacent kitchen- Games room or additional living space- Kitchen with gas cooktop, dishwasher, breakfast bar and ample cupboard space- Three-way main bathroom featuring a separate bath and shower- Separate laundry with direct access to rear yard- Ducted air conditioning- 15 panel solar electrical system (5kw approximately) - Verandah, perfect for outdoor entertaining- Gazebo with spa- Garden shed- Tennis court- Double carport with roller doors- 1132sqm block (approximately) Admirably located 8.6 kilometres* to the CBD and the University District. Close to numerous council-maintained reserves. Excellent education and childcare opportunities including Vale Park Primary, St Andrews, Walkerville Primary, St. Monicas and Precious Cargo Education Montessori are all only a short distance away. Great shopping options on Walkerville Terrace and Marden Shopping Centre are also close by. Approximately*

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