

31 Sare Street, Hectorville, SA, 5073



House For Sale

Wednesday, 13 November 2024

31 Sare Street, Hectorville, SA, 5073

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House

Expansive Family Home on a Generous Corner Block

This solid brick family home offers abundant space, versatility, and potential-ideal for families or investors looking to capitalize on one of Adelaide's most sought-after suburbs. Built in 1985, the property is perfectly positioned on an enormous 1,719m² corner allotment, with dual street frontages to Sare and South Street, making it an excellent development opportunity (STCC).

Its prime location ensures easy access to top shopping hubs, public transport, and leading schools, including Rostrevor College and the zoned Morialta Secondary College.

The home itself comprises 9 main rooms, plus a double garage and several sheds. A wide central entrance hall divides the living and bedroom areas. Four generously sized bedrooms are included, all with ceiling fans, and built-in robes in the fourth bedroom. The master suite is equipped with a split-system air conditioner and features a large two-way bathroom with a spa bath, bidet, shower, and toilet. A second shower is located in the laundry with a second toilet and washbasin nearby

The main living areas include a separate lounge, formal dining, a spacious air-conditioned family room, and a large eat-in kitchen with a walk-in pantry and dishwasher. An additional family room is located adjacent to the kitchen, offering even more living space for family gatherings.

Step outside to the rear verandah and alfresco entertaining area, which overlooks the expansive, private backyard, complete with established fruit trees. The property also boasts a large garage/workshop with a convenient kitchenette and a third toilet. Additional outbuildings provide ample storage space, while the double garage offers secure entry into the home, two roller doors, and a brilliant wine cellar.

Key Features:

Solid brick construction

- Enormous 1,719m² corner block
- Established fruit trees and spacious backyard
- Double garage with wine cellar
- Large workshop with kitchenette and third toilet
- Four bedrooms with ceiling fans
- Air-conditioning and ceiling fans throughout
- Roller shutters for added security
- 2 rainwater tanks plumbed to workshop
- 3 phase power
- Development potential (STCC)
- This home represents a fantastic opportunity to secure a well-located property with endless possibilities-whether for a family home, renovation, or development project.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the

buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details:

Council | CAMPBELLTOWN CITY COUNCIL

Zone | General Neighbourhood

Land | 1719sqm(Approx.)

House | 514sqm(Approx.)

Built | 1985

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa