

**56 Barnes Road, Glynde, SA, 5070**



**House For Sale**

Saturday, 30 November 2024

56 Barnes Road, Glynde, SA, 5070

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Benjamin Philpott  
0883435600



David Philpott  
0883435600

## Neat and Tidy Home with Huge Potential in a Thriving Eastern Suburbs Location

This well-maintained home has been owner-occupied by the same family since 2011 and offers an excellent opportunity for investors, developers, or those looking for a property with significant future potential. The home features three spacious bedrooms plus sleep-out that would make a great home office, a formal lounge, and a modern kitchen & bathroom that has been well cared for and is in great condition. The kitchen is complemented by an adjacent dining room, providing a comfortable living space for families, efficient comfort with ducted cooling & gas heating.

The property boasts a beautifully maintained backyard, perfect for outdoor living and entertaining. It includes a productive veggie patch & established fruit trees for those with a green thumb, along with plenty of space for children or pets to play, outdoor entertainment area all undercover. The property also includes a carport with automatic roller door plus garage, adding convenience and storage options.

Set on a generous 761sqm block with a 17.6m frontage, this property is ideal for redevelopment (STC) or can simply be enjoyed as is. The location is in one of the fastest-developing areas of the eastern suburbs, where older homes are being replaced by modern, high-quality properties. This makes it an attractive option for investors looking to capitalize on the area's growth, with property values continuing to rise.

Zoned for Norwood International High School and Felixstow Primary School, this property is also a great choice for families seeking a well-connected neighborhood with excellent educational opportunities.

Whether you're looking to renovate, redevelop, or hold as a long-term investment, this property offers plenty of potential in a high-demand location. Don't miss out on securing this valuable landholding in an area where property values are only expected to increase.

AUCTION on-site Saturday 14th December 2024 at 2:00pm

### SPECIFICATIONS:

CT // 5177/850

Zoning // Housing Diversity Neighbourhood (Z2404) - HDN

Land // 761sqm

Built // 1955

Council // City of Norwood, Payneham St Peters

Council Rates // \$1,752.60 per annum (CV \$900,000)

SA Water // \$437.10 plus Usage

ESL // \$180.30 per annum

Estimated Rent // Written assessment provided upon request

DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion.

The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection.

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

Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver.

If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.

Purchasers should conduct their own due diligence, and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents.

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

RLA 46442