

6 Ebor Avenue, Mile End, SA, 5031



House For Sale

Thursday, 24 October 2024

6 Ebor Avenue, Mile End, SA, 5031

Bedrooms: 5

Bathrooms: 4

Parkings: 5

Type: House



Ralph Pacillo
0883521155

UNIQUE INVESTMENT OPPORTUNITY

Auction Location: On-Site

Nestled on a prime corner block of some 840 sqm in Mile End, 6 Ebor Avenue represents a rare investment opportunity. This unique property is currently disposed of a collection of three units plus the original residence on one title, all fully leased generating instant income.

This site also has council-approved plans for apartment development (available on request). This presents an extraordinary chance to maximize returns and capitalize on the future growth of the Mile End area.

The stone fronted character laden home offers two spacious bedrooms with fireplaces, solid timber floors, lofty ceilings, galley kitchen overlooking the dining area with off road under cover parking for three cars. The three additional units feature single bedrooms, kitchen and meals family area and off street parking.

A blend of double brick & stone construction, with interiors including a mix of tile and wooden flooring. This blend of classic design and practical appeal ensures a continuous demand from potential renters.

Property Highlights:

- Multi - unit Investment: The property comprises of three individual units plus the original home on a single title.
- Steady Income Stream: Currently fully leased and generating immediate income
- Development Approved: Council-approved plans for apartment construction, offering significant growth and value-add potential.
- Interior Features: The properties boast practical layouts with a mix of tile and wooden flooring, catering to a broad range of tenant preferences

Conveniently located just a short drive to Adelaide's pristine beaches and vibrant Henley Beach Square. within 3 kms to the Adelaide CBD, walk to the cosmopolitan Henley Beach Road with its array of shopping, healthcare, café, specialist restaurant and entertainment precincts. With public transport on your doorstep makes getting around easy, the Mile End Common recreational park/playground is just down the street and so much more.

This property is not just an investment but a gateway to long-term profitability. Whether you're an investor seeking a substantial income stream or a developer looking for a project with significant upside potential, 6 Ebor Avenue offers the perfect blend of immediate returns and future possibilities.

Seize this opportunity to own prime real estate in tightly held & sought after Mile End with both current income and endless future potential. Don't miss out on the chance to expand your portfolio and step into a property with approved growth prospects.

Contact us today to learn more about this exceptional investment.

Ralph Pacillo 0433 117 801

Gerard Pacillo 0431596154

To register your interest or to make an offer, click the link below:

<https://prop.ps/l/CQB84wwwXmfG>

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 the office of the agent 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.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

RLA 215339