

SOLD: 73 Eastern Parade Ottoway “ Welcoming Contemporary Home in the Heart of Ottoway

Description

SOLD in 2024 as \$800K

Jimmy Hoang and R&D Real Estate RLA 327446 are proud to present to the market this solid bricks 3-bedroom, 1-bathroom home located in the heart of Ottoway. Nestled a generous 849sqm approx easement free-block with friendly neighbors, this property offers a peaceful sanctuary while being close to all amenities, ideal for extended families, or investors seeking a solid property and development opportunity in a sought-after location.

Step inside to discover a large bed room with a split-system air-conditioner ensuring comfort in every season. The second large bed room is opposite facing the front yard with white rose bub next to the windows provided privacy and safety. The third bedroom connects the house with family room and lounge area.

All three bedrooms offer comfortable living for families which are conveniently serviced by a shared large bathroom with a sink, shower, and a separate toilet for those busy household items.

From the hall entrance, you can step into the combined kitchen and meals area, providing a perfect spot for casual dining or entertaining guests, and boasts windows that fill the space with natural light. Unleash your inner chef with a freestanding gas cooktop and oven, laminate benchtops, ample storage with laminate cabinetry, cupboard overheads, and extra space to set up one more cook top and oven in case the house for sharing with a group of house mates or rooming house.

Completing the internal layout is a good sized separate two generous family/ lounge area with external access, and three workshops/ study room provides a dedicated area for hobbies or DIY projects, which can be potential for multifunctional usages for extended family, group of tenants or rooming house.

Step outside to discover a world of possibilities. The double-length carport offers ample space for vehicles and storage, The expansive, fully fenced backyard is a perfect haven for pets to play safely in, or explore the potential of subdivision (subject to Council approval).

The garden shed can be storage tools or garden equipment.

Key features you'll love about this home:

• Two separate spacious lounge with doors

• Extra three rooms can be workshop or study room

• Gas appliances in the light-filled eat-in kitchen

• Security front and back doors

• Secure extra double length carport with roller doors, easy for parking vehicles or trailers

• There is plenty of space to create your ideal for entertaining friends and family under the stars and under the roof.

The home's central location places you within easy reach of all that you may need. The nearby Eastern Parade Reserve provides ample green space for family fun. Families might love living so close to the new St Clair development which includes modern shops, parks and playgrounds, and you don't have to pay St Clair price while bus stops are also nearby.

There are a host of shops within easy reach including Port Adelaide Plaza Shopping Center and Foodland Rosewater, plus you'll be just a seven-minute drive from Semaphore Rd and approximately twenty-minutes from the Adelaide CBD and fifteen-minutes from North Adelaide.

Call Jimmy Hoang on 0405 833 868 or Chi Do on 0439 143 830 to inspect!

Year Built / 1970 (approx)

Land Size / 818sqm (approx)

Frontage / 16.09m (approx)

Zoning / GN-General Neighborhood

Local Council / City of Port Adelaide Enfield

Council Rates / \$1,045.90 pa (approx)

Estimated Rental / \$600-\$650 pw

Title / Torrens Title 5244/334

Easement(s) / Nil

Encumbrance(s) / Nil

Internal Living / 157.8sqm (approx)

Total Building / 234.9sqm (approx)

Construction / Solid Brick

Gas / Connected

Sewerage / Mains

PRICE: BEST OFFER

For additional property information such as the Certificate Title, please send an inquiry to R&D Real Estate.

If this property is to be sold via Auction, we recommend you review the Vendors Statement (Form 1) and Contract of Sale which can be inspected at the R&D Real Estate Office at Level 23, 91 King William Street, Adelaide 5000, for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.

Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here:
<https://www.rdrealestate.com.au/>

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for errors or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.

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