

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

Description

SOLD in 2024 as \$800K

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

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

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

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

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



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

love about this home: Iluoy Key features
Two separate spacious lounge with doors
three rooms can be workshop or study room Extra
appliances in the light-filled eat-in kitchen Gas
Security front and back doors

doors, easy for parking vehicles or trailers Secure extra double length carport with roller for entertaining friends and family under There is plenty of space to create your ideal the stars and under the roof.

reach of all that you may need. The semon Thecentral location places you within easy green space for family fun. Families might nearby Eastern Parade Reserve provides ample development which includes modern shops, parks love living so close to the new St Clair are also nearby. thou and playgrounds, and youhave to pay St Clair price while bus stops

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

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

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

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

Auction, we recommend you review the Vendors If this property is to be sold via which can be inspected at the R&; Real Estate Statement)Form 1(and Contract of Sale Adelaide 50·0, for r consecutive business days Office at Level 23, 91 King William Street, at the Auction for 30 minutes before it starts.prior to the Auction and

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