

**SOLD**

## CALLING ALL RENOVATORS – INVESTORS – DEVELOPERS – FIRST TIMERS

Welcome to 254 Hancock Road Redwood Park SA. The home is situated on a generous 725 square metre allotment and with measurements of approximately 20 metres front and back and 37 metres on the sides. There is a fabulous opportunity to develop the property, subject to council consents. With many options including to sub - divide and create 2 generous size allotments and sell as land or build 2 new homes to sell or keep one for you and sell the other or rent it out.

Other options may include building you dream home or renovating the existing home to live in, or if you are a flipper, this property may well be worth a look. The property is sure to interest a lot of purchasers.

The home is currently tenanted and consists of 3 bedrooms, 2 with built in robes, a formal lounge, and kitchen/meals area. There is a family bathroom, separate laundry and toilet. The home has gas heating and ducted evaporative cooling. Outside there is a full length rear verandah/entertainment area with a timber decking and a big back yard, there is also a double garage and plenty of off street parking available.

Close to all major facilities including, major shopping centres, medical centres, hospital, variety shops, high schools, primary schools and colleges, numerous hotels and restaurants. Also within easy walking distance of parks, ovals, reserves, sporting clubs and public transport.

Please see below for dot points

- 3 bedrooms – 2 with built in robes – formal lounge – kitchen – meals
- Gas heating – ducted evaporative cooling
- Full length rear verandah and decking area – big back yard – double garage
- Close to so many facilities including schools – shops and public transport
- Perfect for renovators – investors – developers and first timers
- Allotment approximately 20 metres front and back and 37 metres on the sides

TO VIEW THIS PROPERTY FOR INSPECTION PLEASE EMAIL ME TODAY  
RLA 269823

3 BED | 1 BATH | 2 CAR

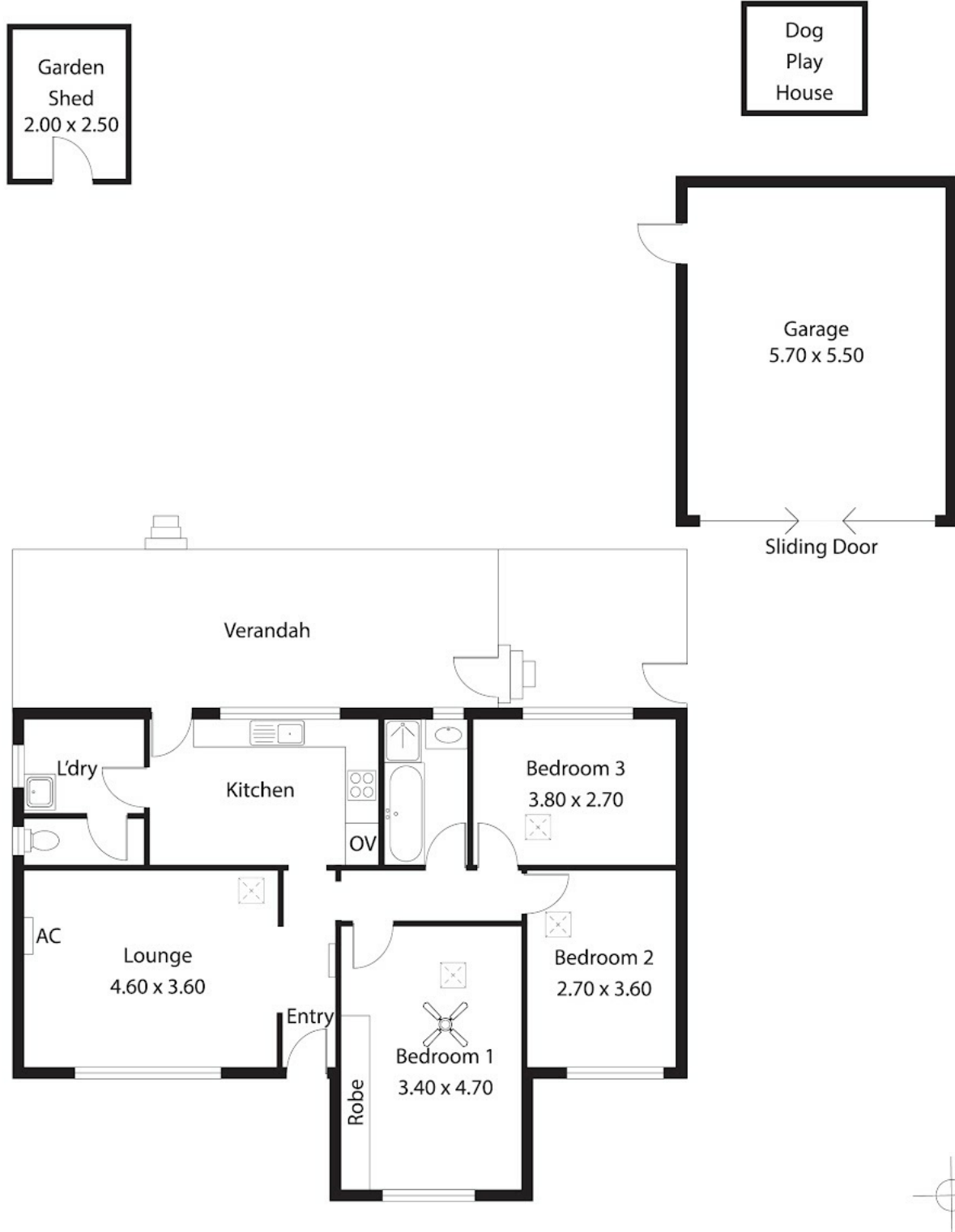
PRICE:  
\$461,000

OPEN FOR INSPECTION:  
N/A



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254 Hancock Road  
 REDWOOD PARK



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Verandah: 34.05SQ.M  
 Dog Play House: 4.20SQ.M  
 Garden Shed: 5.00SQ.M

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This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.

