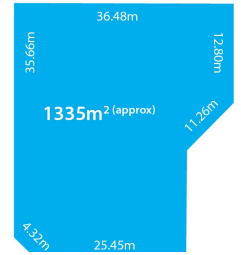


35 TARLTON STREET, SOMERTON PARK, SA, 5044

Simon Tait

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REAL ESTATE



SOLD

VERY SUBSTANTIAL DEVELOPMENT SITE, 1335 M², 42 M WIDTH (APPROX), BLUE CHIP BEACHSIDE LOCATION

An extremely rare opportunity to acquire a large corner site in this absolutely prime location just a short stroll to beautiful Somerton Beach.

The red brick colonial style home, built around the 1960's, is of very generous proportions and is currently in 'Blank Canvas' mode. There are 5 bedrooms, 3 bathrooms, 2 living areas, 2 garages, and swimming pool - all of which will require your input.

The land area is 1,335 m² (approx) and is zoned General Neighbourhood. The width to Tarlton Street is an impressive 42 metres (approx - less 'corner cut-off') with a depth of 28.5m (approx) on the Angove Road side and 36.48m (approx) on the Northern side.

The size and configuration of the land provides a multitude of options including re-development, luxury home site, a combination of both or for a renovation & restoration of the existing home.

35 Tarlton Street is in one Adelaide Beachside's prized addresses. The beach is just up the road, Sacred Heart College very close by and Brighton Secondary School within walking distance.

This is a very rare offering indeed. To be offered for sale to finalise an estate.

Auction: Friday 20th October at 11.00 am

The Section 7 Statement may be inspected at Level 21, 25 Grenfell Street, Adelaide, SA for 3 consecutive business days immediately preceding the auction and at the auction 30 minutes before it commences.

/ 298528 RLA 269823

5 BED | 3 BATH | 2 CAR

PRICE:
\$3,880,000

OPEN FOR INSPECTION:
N/A



Simon Tait
0419853945
simon@taitre.com.au
taitre.com.au
RLA: 269823



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by The Fotobase Group

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.

Simon Tait
 0419853945
 simon@taitre.com.au
 taitre.com.au

