31 GORDON STREET, ALBERT PARK, SA, 5014









SOLD

EXCITING OPPORTUNITY FOR HOMEOWNERS AND DEVELOPERS

PROPERTY OVERVIEW
This property represents an outstanding opportunity for both homeowners and developers alike. With its versatile appeal, the residence is well-suited for those looking to settle into a comfortable home, invest in a property with potential for further renovation, or explore redevelopment possibilities 696sqm approx (subject to the necessary approvals).
Offering a blend of immediate liveability and future promise, the property is positioned in a rapidly evolving suburb renowned for convenience and growth. Whether you are an owner-occupier seeking a ready-to-enjoy lifestyle or a developer aiming to capitalise on the location and block size, this home caters to a broad spectrum of needs and aspirations.

This spacious family residence is thoughtfully designed to accommodate a variety of lifestyle needs, making it ideal for families seeking both comfort and practicality. The versatile floorplan allows for flexible use of space, with the potential for a dedicated home office or a rumpus room, catering to both work and leisure requirements.
For those needing additional storage or workspace, the property offers ample shedding—perfect for car enthusiasts, tradespeople, or handypersons alike.

Inside, the home comprises three well-sized bedrooms, two of which are fitted with built-in robes and ceiling fans. The polished timber floors and high ceilings create an inviting sense of openness across the home.
The bright and generous living area features an ornate mantlepiece that adds character and warmth. Large windows overlook the rear garden, allowing natural light to fill the space. Adjacent to the living area, the well-appointed kitchen includes a casual meals area, providing a relaxed setting for dining. The bathroom is well presented, while a separate laundry room offers added convenience for day-to-day living. Split system air conditioning ensures year-round comfort.
Practicality continues outside with undercover parking, complete with an automatic roller door for ease and security. The home is surrounded by established gardens, a lush lawn area, and a paved undercover entertaining space—ideal for outdoor gatherings or quiet relaxation. The fully fenced and secure yard provides peace of mind and a safe environment for children and pets.

LOCATION
Albert Park is prized for its easy commute to the CBD, access to public transport, local schools,

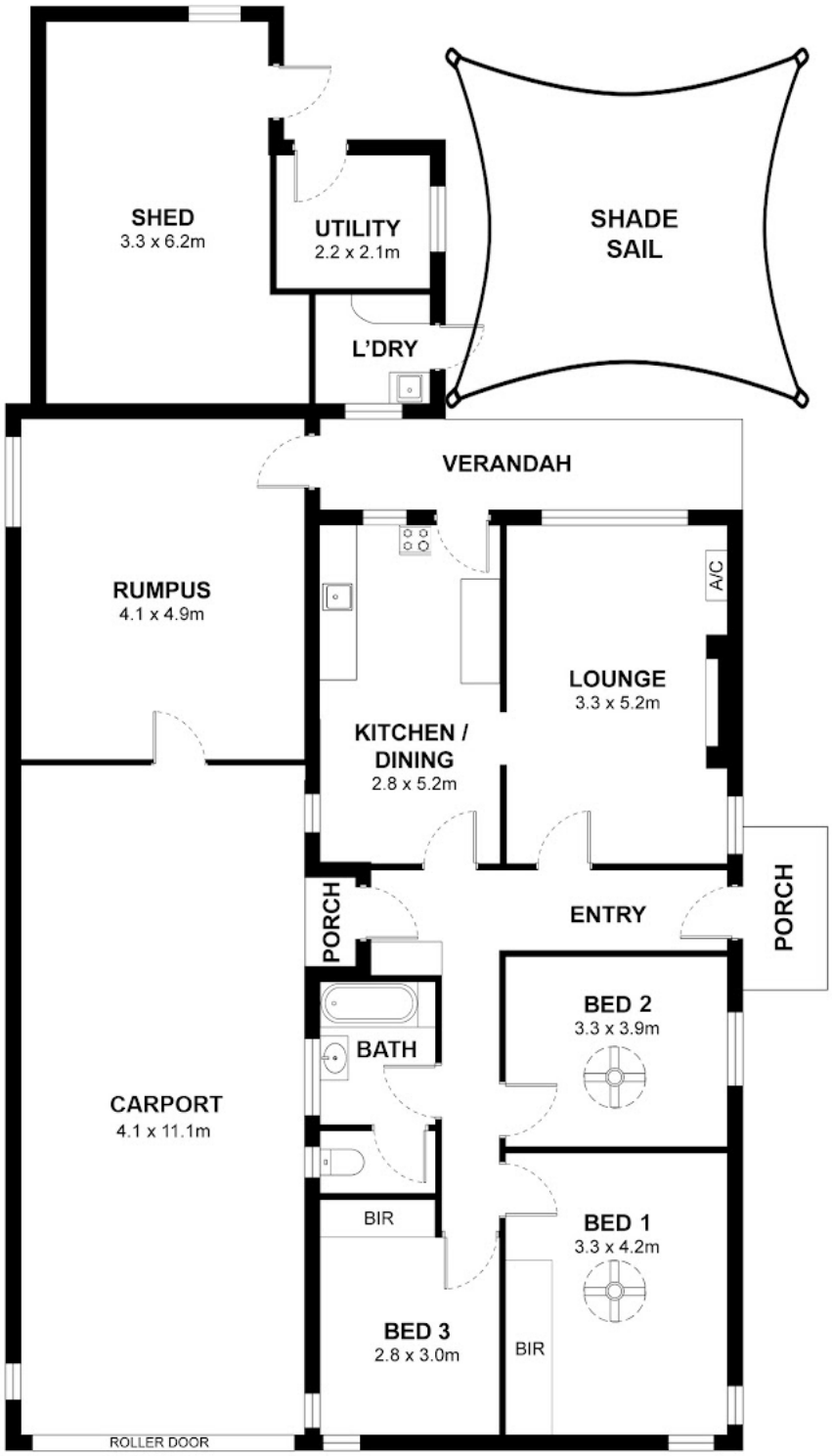
3 BED | 1 BATH | 4 CAR

PRICE:
$990,000

OPEN FOR INSPECTION:
N/A



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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.

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Disclaimer: The information & figures obtained within this document have been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice. Measurements are approximate.

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