



## 1 Hay Street, ATHELSTONE, SA 5076

### Renovate, Rebuild or Redevelop (STCC)

Positioned on a substantial 820sqm allotment in the highly sought-after eastern suburb of Athelstone, this solid 1960s residence presents an exceptional opportunity for investors, renovators and developers seeking land, location and long-term upside.

The existing four-bedroom home offers a flexible floorplan and a solid foundation, providing immediate scope to renovate or extend, while the generous landholding and favourable residential zoning invite consideration of future redevelopment possibilities (subject to council consent). With water and sewer services available, the property is well suited to a range of value-add strategies.

Held in a tightly owned pocket surrounded by quality homes, this is a rare chance to secure a sizeable allotment in a suburb that continues to demonstrate strong capital growth and buyer demand. Whether you are looking to modernise and hold, redevelop and maximise, or landbank in a premium location, this property offers versatility and potential in equal measure.

### LOCATION HIGHLIGHTS

- Easy access to medical facilities, child-care centres and everyday amenities

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P192525

### SALE DETAILS

**\$879,999 to \$929,999**

### CONTACT DETAILS

**Barossa**

127 Murray Street

Tanunda, SA

(08) 8562 2883

RLA: 62833

**Tristan Watt**

0418 617 287

- Zoned for Athelstone Primary School and close to Charles Campbell College and Saint Ignatius' College
- Direct access to Linear Park and the River Torrens walking and cycling trails, with Meath Reserve and local parks nearby
- Minutes from Athelstone Shopping Centre and Newton Central's caf  s, restaurants and specialty stores
- Well-serviced by public transport, offering convenient CBD commuting
- Opportunities of this scale and flexibility in Athelstone are increasingly rare.

This is a property that rewards vision, planning and timing.

Disclaimer:

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 820.00 square metres
- Building Area: 143.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 3













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**ATHELSTONE**

