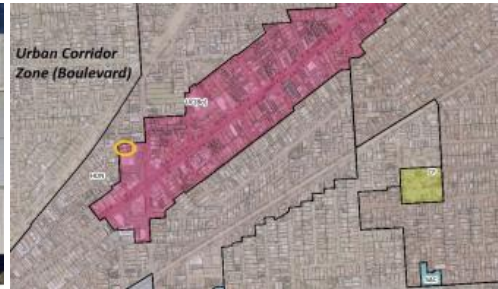


Sold



32.9m Frontage

**Lots 105 & 106 Lydia St, Plympton**



## More than Double the Opportunity

Distributed over two titles, with a total land area of 1404sqm\*, and combined frontage of 32.5 metres, this double offering located within a very flexible mixed-use and high-density re-development zone, i.e Urban Corridor (Boulevard) Zone (s.t.c.c.).

Individually described as follows;

No. 11

- 3 Bedroom Solid Brick Home of ample proportions, Master with BIR
- Tiled throughout entry, hallway, lounge and kitchen/meals area
- Separate bathroom with common laundry, toilet and sun room at the rear
- Carport with side access to large outdoor entertaining area
- Cubby house and shed out the back
- Currently Vacant

No. 13

1,404.70 m<sup>2</sup>

**Price** SOLD for \$2,000,000

**Property Type** Commercial

**Property ID** 2112

**Land Area** 1,404.70 m<sup>2</sup>

### Agent Details

Pasquale Mastrangelo - 0409 465 863

Nick Mastrangelo - 0401 790 753

### Office Details

Adelaide  
 Unit 4/ 60 West Terrace, Adelaide  
 SA 5000 Australia  
 08 8212 0140



MASTRACORP  
REAL ESTATE

- All original 3 Bedroom Solid Brick Home
- Timber Laminate Kitchen joinery with ample bench space
- Carpeted Bedrooms, Study, Entry and Lounge
- Single Garage with Roller Door and direct access to the back of the property
- Large Pergola with a paved area for year-round entertaining/ BBQ
- Massive yard of grass and small garden shed
- Currently tenanted on a periodic (fortnight to fortnight) rental agreement at \$360.00 per week

Auction Saturday the 9th of October at 11am

More details on the development potential and indicative price guide will be provided by the Selling Agents, please contact Mastracorp or the listed Agents direct for your copy of the relevant documentation.

\*approx

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*