



**36 Henry Street, Payneham**



### 36 Henry Street, Payneham

SOLD SOLD SOLD SOLD AT AUCTION- CALL FOR A MARKET APPRAISAL OR CHAT ALL THINGS PROPERTY - NICK 0401790753

#### Get Corner Creative in Prime Position

Positioned in a peaceful family pocket with low thoroughfare traffic without compromising on the convenient lifestyle that comes with being located between Glynburn and Portrush Roads. Mastracorp is proud to offer this basket range home, circa 1965, enriched with the original character of it's era and a European foot-print stamped over the land and enjoyed by a family of multiple generations. A rare corner allotment opportunity of grand proportions, boasting 885sqm with frontages to Henry and Walsh Street of 18.3 metres\* & 48.8 metres\* respectively. It is truly an exciting redevelopment prospect with multiple options of strategy to value-add and generate a return on your investment (Subject to Planning Consent).

Property features to note include:

- Circa 1965 solid brick home
- 3 Large Bedrooms, master with ceiling fan
- Bathroom with original bath and terrazzo floors, separate w/c.
- Functional and natural light-filled kitchen with solid timber cupboards

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2344
<b>Land Area</b>	885 m2
<b>Floor Area</b>	270 m2

#### Agent Details

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REAL ESTATE

- Classic 1965 basket-range home layout with separate but connecting lounge room, formal dining and open plan kitchen used as the informal dining area.
- Laundry exits out to the back yard, sheds and garden area beyond
- Separate single garage of the same solid brick construction accessed from Walsh Street.
- Total Land: 885sqm (approx.)
- Corner Allotment with dual frontages (18.3m\* & 48.8m\*)
- Zoned as General Neighbourhood within the City of Norwood, Payneham and St Peters

For the investor/ developers, there are numerous strategies that you could employ on the land (subject to obtaining the necessary Planning Consent) which include:

1. "The corner cut-off" sub-division, keeping the existing house intact and creating allotment(s) at the rear.
2. A complete re-development of the site, demolishing the home and looking at producing 2-3 allotments
3. Rent out the home and "land-bank" as land values continue to appreciate for a future development

OR

For those that appreciate the traditional use of large allotments can renovate, update and extend to suit a modern lifestyle whilst enjoying the land's rich-nutrients to grow your own organic vegetables and keep chickens.

Close amenities and landmarks include Firlie Shopping Centre, the Norwood Parade retail and café precinct, an abundance of schools, public transport options and recreational parks. It's easy to see why Payneham is one of the most sought-after locations in Adelaide's eastern suburbs.

\*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.*