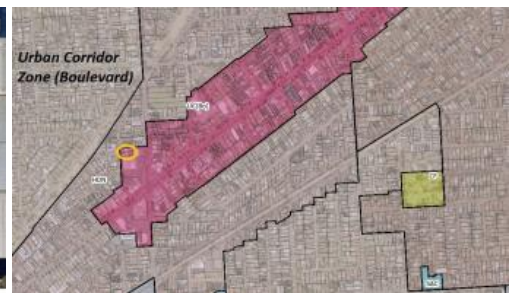


Sold

DEVELOPMENT OPPORTUNITY  
1,404 SQMS TOTAL LAND AREA

32.9m Frontage

11 & 13 Lydia Street, Plympton



## SOLD AT AUCTION \$2,000,000 MORE PROPERTIES WANTED

Distributed over two titles, with a total land area of 1404sqm\*, and combined frontage of 32.9 metres, this rare double opportunity located within a very flexible mixed-use and high-density re-development zone, i.e. Urban Corridor (Boulevard) Zone (s.t.c.c.) offers endless potential.

The homes are 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
- Has only just become Vacant and will generate between \$360 - \$380 per week rental income.

🛏 6 🚿 2 🚗 4 📏 1,407 m2

|                      |                      |
|----------------------|----------------------|
| <b>Price</b>         | SOLD for \$2,000,000 |
| <b>Property Type</b> | Residential          |
| <b>Property ID</b>   | 2111                 |
| <b>Land Area</b>     | 1,407 m2             |
| <b>Floor Area</b>    | 300 m2               |

### Agent Details

Nick Mastrangelo - 0401 790 753  
Pasquale Mastrangelo - 0409 465 863

### 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, ample bench space with gas cook top
- 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

Please contact local authorities for zoning information or search directly on <https://sappa.plan.sa.gov.au/>

Auction Saturday the 9<sup>th</sup> 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.*