

Sold



9 Spencer St, Cowandilla



940m2 Land holding with Dual Income or Dual Living. Character Sandstone Bungalow + Separate Dwelling

Double the fun or double the rental income? With not one but TWO homes on the one Torrens title. On offer is an original 3-bed character sandstone bungalow with updated kitchen and bathroom, plus a near new 2-bed dwelling to the rear complete with kitchen and bathroom. Located in desirable Cowandilla, midway to the city and the sea, on an enviable 940m2 of prized land. This property offers a multitude of options for the savvy investor or is perfect for inter-generational families with elderly parents or adult children requiring their own space.

Home Number One: Character Sandstone Bungalow

5 2 3

940 m2

Price SOLD for
\$850,000

Property Type Residential

Property ID 199

Land Area 940 m2

Floor Area 185 m2

Agent Details

Justine Thomson - 0438
752 683

Office Details

SA Listings

On entry be greeted by the wide hallway complete with ornate ceilings and traditional timber fretwork. The home currently presents as 3 bedrooms, living, central kitchen/meals, bathroom, second toilet and large laundry. Recent updates include the contemporary kitchen and bathroom. The kitchen includes ample over-head and under-bench cabinetry, plenty of bench space, a microwave provision, dishwasher, double sink, 900mm gas cook-top and wall oven. For year round comfort the home includes ducted reverse cycle air-conditioning and ceiling fans to living and two bedrooms.

Home Number Two: Contemporary Modern Dwelling

Constructed in 2020 by Selecta Homes this property presents as 2 bedrooms, living, kitchen, bathroom, powder room and toilet. Each bedroom is generous in size and includes walk-in robes plus split system air-conditioners and ceiling fans. The kitchen includes sink, electric cook-top and 600mm oven. The bathroom includes a full-size bath, separate shower, vanity and contemporary finishes. A separate toilet and powder room is conveniently located adjacent the bathroom. In the centre of the home is the generous living area complete with split system air-conditioner, ceiling fan and glass sliding doors leading to the rear yard with undercover alfresco area.

The Allotment

Included on the 940m² land parcel is a significant garage complete with insulation, power and mezzanine for all your storage needs. Finished in monument colorbond with large automatic roller-door to the front, the garage allows for two vehicles to be accommodated side by side plus additional room for bikes, a caravan or boat.

A good size rear yard provides ample space for children and pets to play or for those who like to garden, your vegetable patch awaits.

Adjacent the original home is a large carport, providing additional space for vehicles to park under-cover.

Additional property features:

- Solar panels – 5kws
- Instantaneous gas hot water
- Double glazed windows
- Rainwater tank
- Garden shed

This property will appeal to investors looking for dual rental income, inter-generational families searching for separate living quarters or families seeking potential income from the rear property to help fund the mortgage.

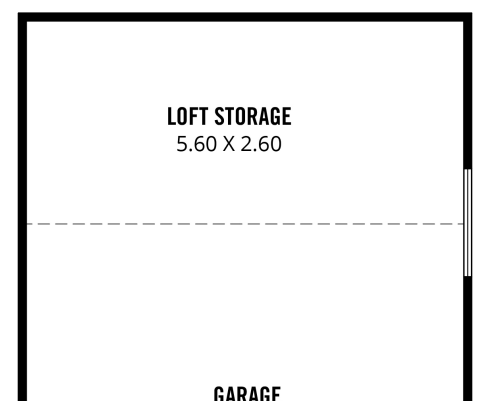
A rare opportunity to purchase 940m² of land with two dwellings less than 5km's to the Adelaide CBD. Located amongst quality homes, quality schools and just a 5-minute walk to public transport, this home provides so many options.

SA LISTINGS – A SMARTER WAY TO GO

RLA: 261169

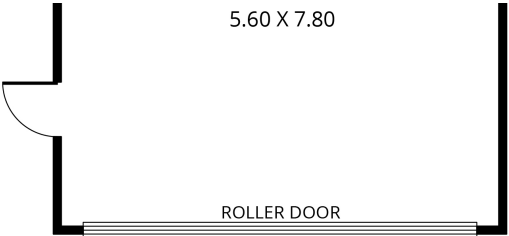
Disclaimer: Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied on

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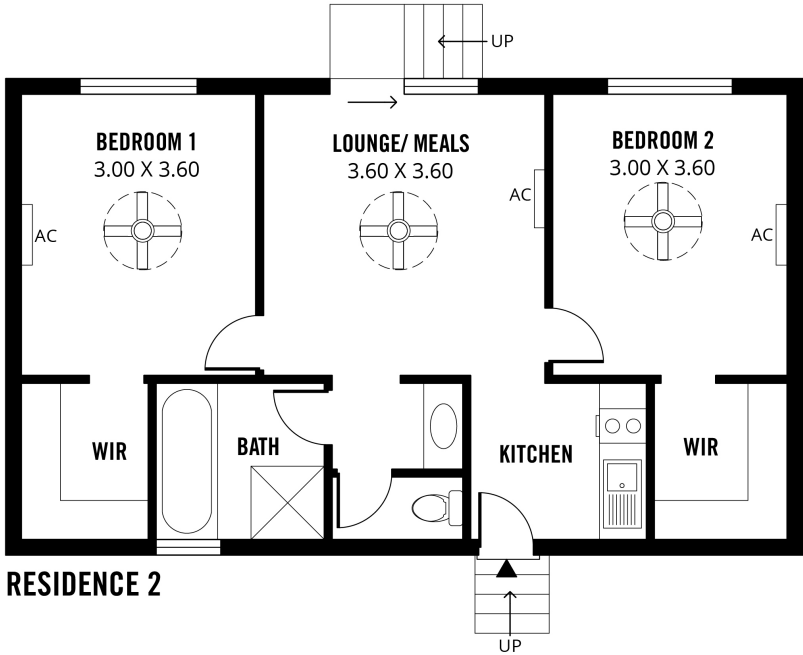


ALFRESCO



5.60 X 7.80

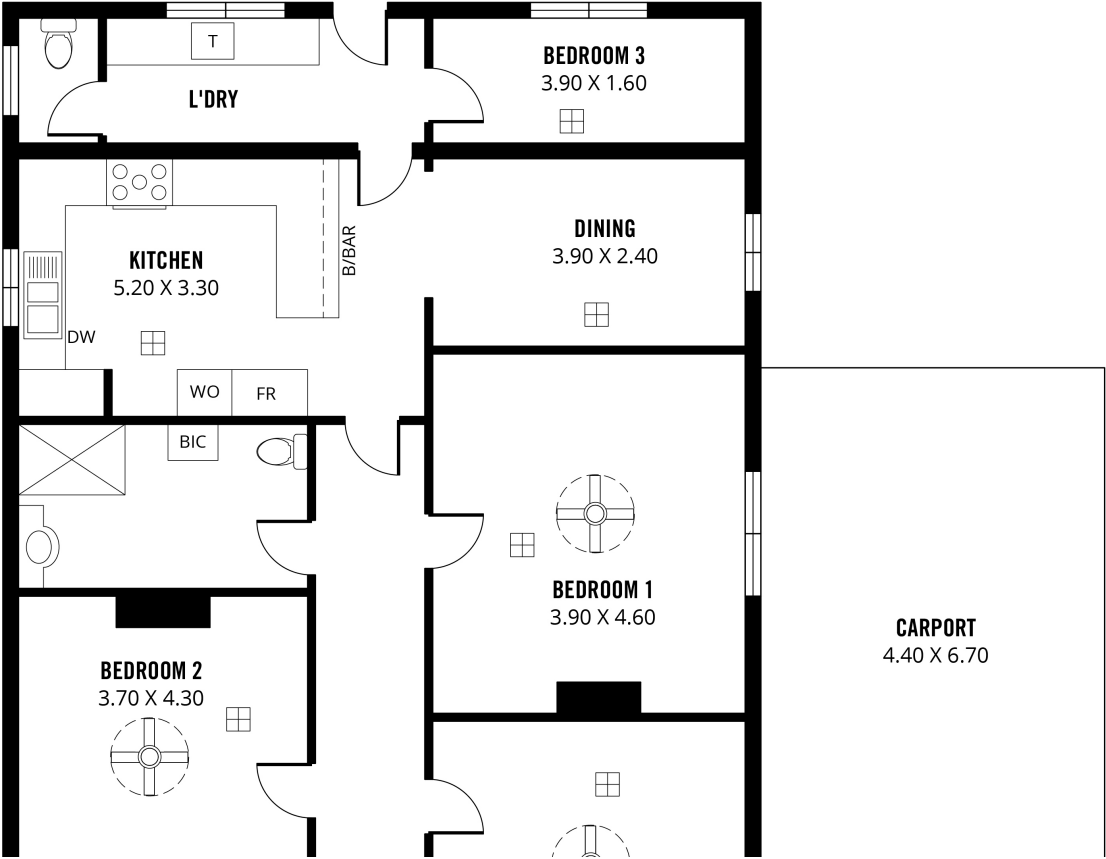
ROLLER DOOR



RESIDENCE 2



SHED
3.20 X 4.80



L'DRY

BEDROOM 3
3.90 X 1.60

DINING
3.90 X 2.40

KITCHEN
5.20 X 3.30

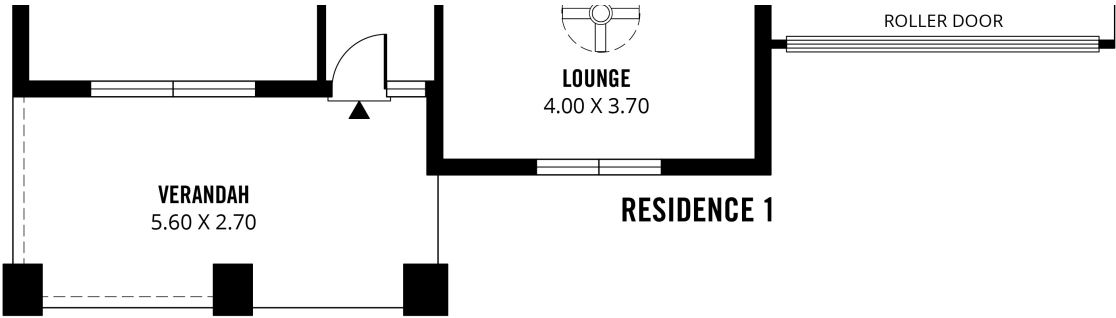
WO FR

BIC

BEDROOM 1
3.90 X 4.60

BEDROOM 2
3.70 X 4.30

CARPORT
4.40 X 6.70



297m ²	122m ²	62m ²	15m ²	46m ²	29m ²	23m ²
TOTAL	Living (Residence 1)	Living (Residence 2)	Shed	Garage	Carport	Alfresco/ Verandah

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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