

30.5m

45.2m

tim morris  
REAL ESTATE

1,398m<sup>2</sup>

Approx

45.2m

30.5m

ADDRESS ON APPLICATION

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

## Thebarton

Anthony Fonovic & Tim Morris Real Estate are proud to present this totally unique offering in what is fast becoming one of the most sought-after locations. Opportunities like this do not come up often & when they do, they don't last long.

Set over 2 titles this ideally positioned 1,398sqm (approx) allotment with front & side street access measuring 31m X 45m (approx) currently situates 3 dwellings with one detached home & two semi-detached homes.

Your options include clearing the entire site & starting from scratch to build up to 5 brand new dwellings (STC) or keep the front 3 street facing dwellings & subdivide to develop the rear of the 3 dwellings (STC). Alternatively, keep the allotments as they are & renovate to extend out to the rear taking advantage of the large north-facing rear yard.

2 dwellings (being the semi-detached) are currently both tenanted. One has been partially renovated & the other in



**Price** : Expressions Of Interest  
**Land Size** : 1398 sqm  
**View** : <https://www.timmorris.com.au/6496896>



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