



## 20 Nellie Avenue Mitchell Park SA

3 1 2

It's not every day that an epic development opportunity arrives neatly wrapped in a parcel of two adjoining allotments on one title.

Delivering a phenomenal 30.48m street frontage, this combined land package spans a whopping 1394sqm (approx.) making this a supersized opportunity for developers!

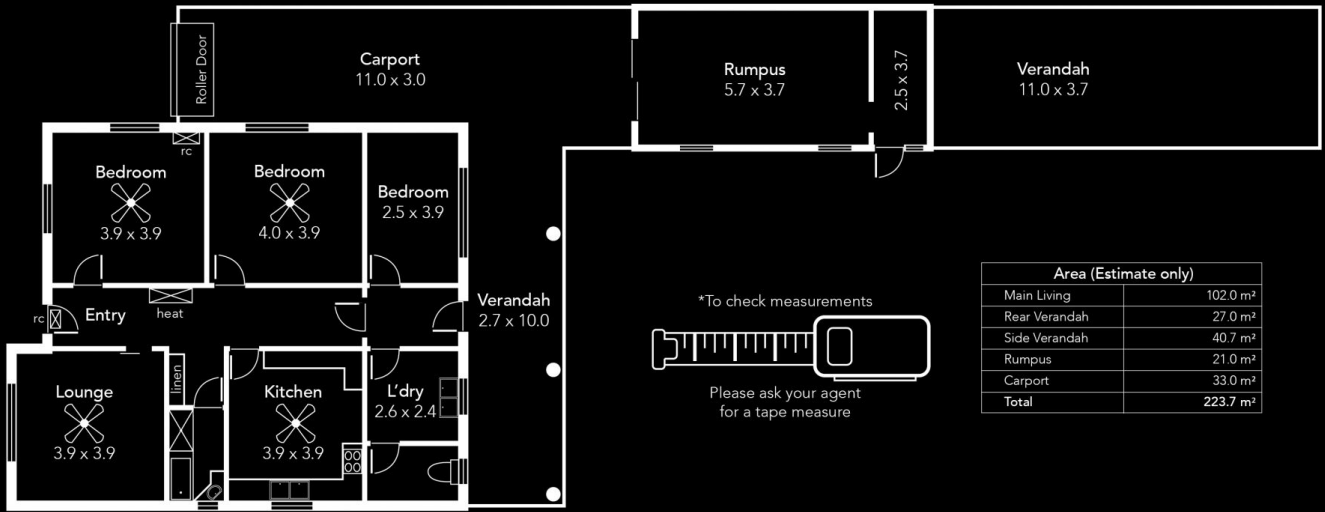
While one block is virtually cleared bar a couple of rickety sheds, the other contains a solid post-war home offering an attractive opportunity to reside while you build on the other block.

The meticulously maintained c.1945 home features three bedrooms, a lounge and sparkling eat-in kitchen, bathroom, laundry and separate rumpus room. A double-length

**Price** : \$ 1,180,000

**Land Size** : 1394 sqm

**View** : <https://www.ous.property/sale/sa/south-south-east-suburbs/mitchell-park/residential/house/7298691>



\*To check measurements  
  
 Please ask your agent  
 for a tape measure

Area (Estimate only)	
Main Living	102.0 m <sup>2</sup>
Rear Verandah	27.0 m <sup>2</sup>
Side Verandah	40.7 m <sup>2</sup>
Rumpus	21.0 m <sup>2</sup>
Carport	33.0 m <sup>2</sup>
<b>Total</b>	<b>223.7 m<sup>2</sup></b>