

59 McLauchlan Rd, Windsor Gardens, SA 5087**Sold - \$1,065,000**House 6  2 

Exceptional Development Land ~ Rare Investment Opportunity ~

Both of the houses will be Auctioned Separately:

59 McLauchlan Road Windsor Gardens: Auction Time 12:15pm 9th August 2025 Onsite (USP)

61 McLauchlan Road Windsor Gardens: Auction Time 12:45pm 9th August 2025 Onsite (USP)

Open for Inspection

By Appointment.

Introducing a rare and exciting opportunity to secure a prime piece of real estate in the heart of Windsor Gardens. Both the properties located on 800 Sqm land each offers a great opportunity of redeveloping or building your own home.

Property Features:

- Double rental income: The property boasts two well-maintained houses currently generating a combined rental income of \$1,000 per week, making it a solid investment choice for savvy buyers seeking steady cash flow.
- Large Land Holding: Spread across an impressive *1618 square meters, this property offers ample space for various future development possibilities. This is a unique chance to secure a substantial land holding in a highly sought-after suburb.
- Development Potential: The substantial land size presents exciting development prospects (S.T.C.C) . Whether you envision subdividing, redeveloping, or simply land banking, the potential here is truly significant.
- Prime Location: Situated in the thriving community of Windsor Gardens, residents enjoy convenient access to local amenities including shopping centres like Gilles Plain and Tea Tree Plaza. Being in a close vicinity of great schools such as Avenues College and St Pius School just adds to the list of convenience of the location.
- Close to CBD: Located approximately 11Kms from Adelaide CBD, the location offers a convenient commute to the city centre. When it comes to public transport nothing beats this location being only 2.5kms from the Klemzig O'Bahn Interchange enhancing commuting efficiency.
- Investment Ready: With both houses currently tenanted, this property offers immediate rental returns while you plan your next steps.

Don't miss out on this outstanding opportunity that combines immediate rental income with future development potential. Whether you're an astute investor or a developer looking for your next project, this property is a must see.

Listed By

Param Baidwan

