

**Ashford, SA 5035, address available on request****Contact Agent**

Residential Land

**Prime Opportunity in Ashford**

Superbly located within close proximity to the Adelaide CBD and within walking distance to Ashford Hospital, this property presents an exceptional opportunity for investors, owner-occupiers, or developers (S.T.C.C).

**Open for Inspection**

By Appointment.

Set on a generous 577m<sup>2</sup> (approx.) allotment with a frontage of 9.14m and depth of 63.19m (approx.) With a simple lick of paint and some thoughtful upgrades, the existing 2-bedroom, 1-bathroom home could be transformed into a comfortable residence or profitable rental.

For those seeking a redevelopment opportunity, the sizable land and prime location make this an ideal site for your dream home or potential investment project (subject to council consent).

Blocks of this size, so close to the city, are increasingly rare ? and with a usable home already on-site, this property offers outstanding value at an affordable price point.

**Key Features**

- 577m<sup>2</sup> (approx.) allotment with 9.14m frontage & 63.19m depth
- 1920's cottage with 2 bedrooms & 1 bathroom
- Great opportunity to renovate, invest, or redevelop (STCC)
- Walking distance to Ashford Hospital and close to the Adelaide CBD
- Close to schools, shopping, parks, and public transport
- Rare chance to secure a block of this size so close to the city
- Ideal for investors, developers, or owner-occupiers

Perfectly positioned in the heart of Ashford, this property offers unmatched lifestyle convenience and accessibility. Just minutes from the Adelaide CBD, it is within walking distance to Ashford Hospital and close to Kurralta Park Shopping Centre, Goodwood Road precinct, and quality schools. Public transport is easily accessible, while Glenelg Beach, Adelaide Airport, and popular lifestyle destinations are all just a short drive away, making this location highly desirable for families, professionals, and investors alike.

For more information, please contact Frank Azzollini on 0419 849 037 or Nick Cappinelli on 0403 347 849

**Listed By**

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