

An Exciting Development Opportunity!



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19 Beacon Crescent, Seaford

Sold

Ideally located less than 1km from the beach, train/bus station &/or Seaford Central Shopping Centre, on a flat, corner allotment, this property has loads of potential for future plans! Comprising of a modest 3-bedroom, 1 bathroom home, rented to long term tenants a new owner could continue to collect income while waiting for new development plans to be approved by council.

Features of the Land:

- Popular North/South aspect
- 733m2 approx in size
- 18m+ frontage
- No easements
- No encumbrances
- No time frame to build

Property ID: L34818691

Property Type: House

Carports: 1

Land Area: 733.0 sqm

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- Choose your own builder
- Zoned Housing Diversity Neighbourhood
- City of Onkaparinga council

Features of the House:

- Built in 1973
- Brick veneer construction
- 3 bedrooms
- 1 bathroom
- Separate lounge
- Ducted evaporative cooling
- Kitchen with new stove
- Meal's area adjacent kitchen
- Internal laundry
- Covered side verandah
- Covered courtyard area

The current tenants have been in the property for 6 years & are paying \$520 per week. Although they have a fixed lease until 22nd January 2026 they may consider leaving early with permission from all parties. The home itself does require TLC (mainly cosmetic ie carpets, paint, updating & some repairs in keeping with a property of this age) but is quite rentable/liveable (at a reflective price level) in its current condition.

First home buyers may see potential in renovating the home & moving in themselves although the higher value most likely lies in the opportunity to redevelop. Seaford is an area that is undergoing much development & rejuvenation & there are similar corner properties nearby (ie Lunn St) that have been populated with 3 attached/group dwellings around 2-3yrs ago. Any new purchaser would need to make their own inquiries in all matters with council prior to a purchase of course.

On the market now for very definite sale, any inspections will be by private viewing only & with adequate notice to the tenants.

Buyers Note: for tenant's privacy, no internal photos will be provided, but previous photos are still available online via google.