



22 Heathpool Road Heathpool, SA



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Superbly situated in enviable corner position.

Rare, beautifully private 1950s residence on land 876 sqm approx. Here is a great opportunity to renovate or redevelop (stcc).

Featuring light filled living areas including large sitting room with lovely garden outlooks and adjacent dining, plus kitchen/family room opening to north facing, covered entertaining area and solar heated pool with spa.

Lovingly presented, this residence further comprises large main bedroom with wall of built-ins and ensuite, 2 further bedrooms with built-ins plus large study.

With the leafy green spaces of Tusmore Park opposite, the residence falls within the Marryatville school zones with Loreto, Pembroke and St Ignatius Junior School in close proximity. A lifestyle opportunity.

Council rates: \$2,914.46 pa
Water rates: \$325.66 pq
ES Levy: \$180.00 pa
Year Built: 1957

All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.

Price: SOLD - FOX



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Area (Estimate only)	
Living	213.7 m ²
Outdoor Entertaining	54.7 m ²
Double Carport	45.0 m ²
Verandah	20.2 m ²
Shed	5.7 m ²
Porch	3.6 m ²
Total	342.9 m²

For illustrative purposes only.
All measurements are approximate