



2 Hamilton Street Vale Park, SA



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An extremely rare offering enjoying elevated corner position, total land holding

Currently comprising a 2 storey Art Deco residence fronting Hamilton Street (548 m² approx.) with original features including solid oak timber flooring throughout. Ground floor - living/dining, bedroom or study, kitchen, laundry and second WC. Upstairs - 3 bedrooms and bathroom with lovely outlooks to the hills.

North facing rear, large garden with potting shed, herb and veggie garden, plus vacant allotment (2nd Title 405 m² approx.) fronting Ilford Street.

Ideal opportunity for development (STCC) or renovation to suit your individual needs.

Within the Council area of Walkerville and with easy access to excellent schools, shops, transport and a direct run to the CBD.

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 - CANDY BENNETT



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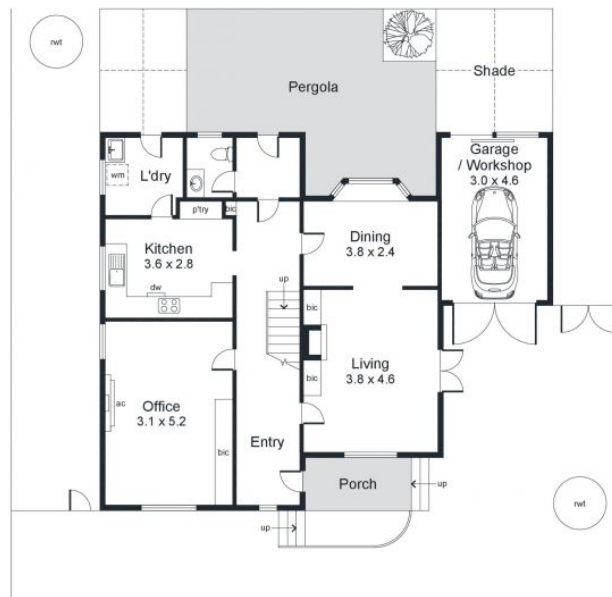


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Upper Level



Lower Level

Area (estimate only)	
Lower Living	85.8 m ²
Upper Living	60.4 m ²
Pergola	28.1 m ²
Garage / Workshop	13.8 m ²
Porch	4.5 m ²
Total	192.6 m²

For illustrative purposes only.
All measurements are approximate