



### 49 Anglesey Avenue St Georges SA

3 2 2

Nestled on an expansive 836 sqm (approx.) corner block, this home presents a prime opportunity for future redevelopment and subdivision (S.T.C.C.). It also features spacious, sunlit rooms and a versatile layout, providing the option to renovate and live in.

Situated in the esteemed St Georges neighbourhood, it promises quality family living with ample outdoor space and access to top schools like Glenunga International High School, as well as the convenience of being a short stroll from Linden Park Primary School and Seymour College. The property is surrounded by well-maintained gardens. Its Colonial design features large windows that flood the interiors with natural light, especially in the well-appointed kitchen and dining areas, which benefit from a sunny exposure.

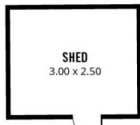
**Price** : AUCTION on 8th June, 1pm (U.S.P.)  
**Land Size** : 836 sqm  
**View** : <https://www.sinova.com.au/sale/sa/eastern-suburbs/st-georges/residential/house/7977644>



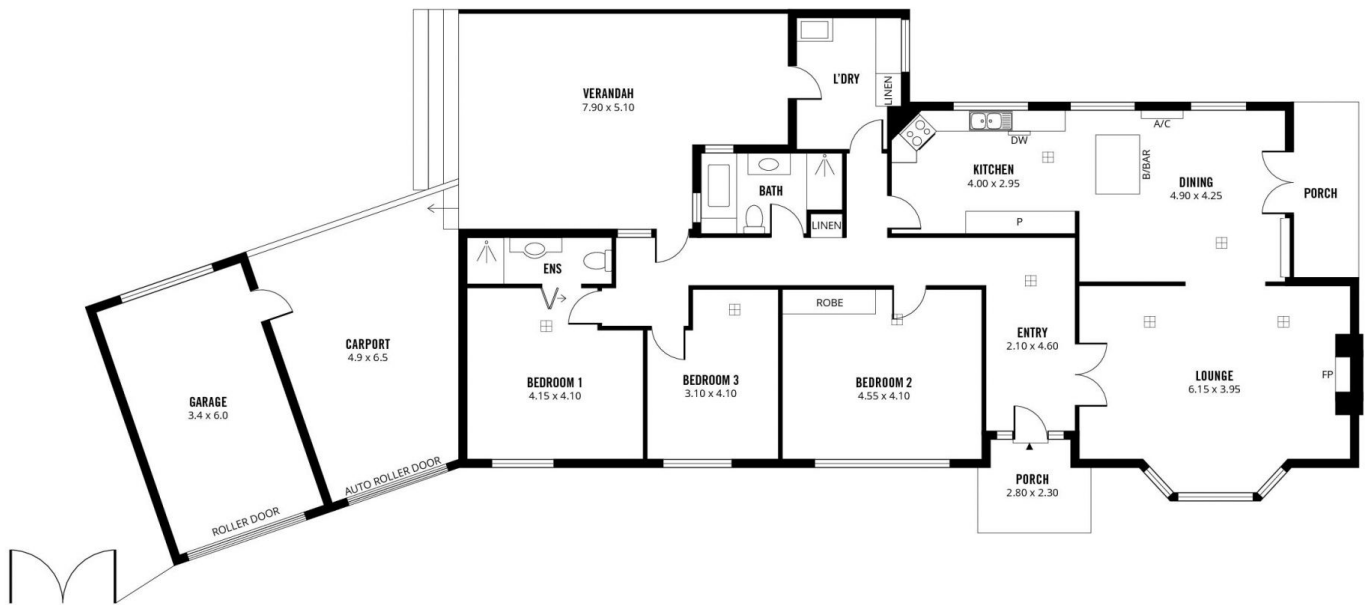
**Felix Chu**  
08 7080 5884



**Stephen Ong**  
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(NOT IN POSITION)



255m<sup>2</sup>

TOTAL

154m<sup>2</sup>

Living

12m<sup>2</sup>

Porch

20m<sup>2</sup>

Garage

26m<sup>2</sup>

Carport

8m<sup>2</sup>

Shed

35m<sup>2</sup>

Verandah



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by The Fotobase Group