



**196 Cnr Churchill Road & Of Pym Street PROSPECT SA**

TO GET THE MAXIMUM PRICE WITH THE MINIMUM OF FUSS CALL BEVAN BRUSE TODAY on 0419 809 852 OR THEON BRUSE on 0419 816 470.

**Price** : \$ 405,000  
**Land Size** : 701 sqm  
**View** : <https://www.bruse.com.au/sale/sa/north-north-east-suburbs/prospect/residential/land/5551806>

So close to the city, this property could be developed for many valuable uses. Zoned RB200- build a great new development (STCC). This really is a great opportunity. Refer to site plan attached for measurements. Excellent investment. Rent out the house and watch the capital growth rise.

The house has

been well kept by an owner occupier and comprises spacious living accommodation and spacious bedrooms. Neat and tidy kitchen and bathroom. Two reverse cycle split system air-conditioning units. Gas hot water service. Gas cooking. With 701m<sup>2</sup> of land, the home enjoys a big