

**10 Russell Avenue, Seacombe Gardens, SA 5047**



**Sold House**

Thursday, 7 March 2024

10 Russell Avenue, Seacombe Gardens, SA 5047

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 836 m2**

**Type: House**



Anthony Fahey  
0882359822



Samuel Parsons  
0431934575

**\$775,000**

For genuine sale Auction on Site Sunday 24th of March @ 2pm! Situated in the city of Marion council zoned 'General Neighbourhood', this whopping 836sqm allotment with an 18.28m frontage offers a range of possibilities. Whether to update and renovate the existing home, knockdown and build your dream home or subdivide and redevelop STCC. Positioned in a quiet residential setting close to all local amenities, the block has no easements, encumbrances or significant trees. Set walking distance to Westfield Marion shopping centre, and just a short drive to Brighton beach. Don't miss your chance to secure this prime land holding in a sought after location. The existing home is currently in need of some internal building and cosmetic repair, but could be fixed up to a liveable / rentable standard. There is a large modern shed along the back of the block that could accommodate up to four vehicles and be incorporated into any new house design saving thousands of dollars in costs. The existing home Features:- 3 bedrooms (main with robe).- Front lounge room.- Central eat in kitchen.- One bathroom includes bath and shower with a separate toilet.- Laundry room.- Side gate drive through access to the rear shed / garage.- Small rear pergola area. - Large rear yard.- Timber floorboards. Contact Agents for further information. PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA 183205