

11 Kensington Crescent, Enfield, SA 5085

House For Sale

Thursday, 14 March 2024

11 Kensington Crescent, Enfield, SA 5085

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 621 m2

Type: House



Daniel Sanderson

0439801622

\$500,000

Positioned on a quiet street and adjacent a green reserve is this fantastic starter home or investment on a considerable 621 sqm (approx.) allotment. Within walking distance to Enfield Plaza, Main North Road and an easy commute to the CBD, this property affords a convenient lifestyle on the city fringe. Presently the site has a 2 bedroom home built in 1955 offering some charm from yesteryear, however the home could be renovated to benefit from the large overall floorplan. Alternatively, the home could be demolished (subject to appropriate planning consents) allowing you to build your dream family home, taking advantage of the substantial allotment size, prime location and wide 23.01m street frontage (approx.). Surrounded by quality brand new homes, likewise the area is experiencing considerable renewal, now is the time to secure this superior parcel of land. Zoned for and within walking distance to Blair Athol North B-6 School and a short drive to Roma Mitchell Secondary College. For definite sale, and to be SOLD on Auction day, enquire with Daniel Sanderson to avoid disappointment. Auction is set for Saturday 6th April at 11.30 am on site. Description: . CT: 5689 / 235. Council: City of Port Adelaide Enfield. Zoning: Suburban Activity Centre (SAC) - note, last use Residential. Land: 621 sqm (approx.). Council Rates: \$1,041.50 p.a. ES Levy: TBA Vendor Statement/Auction Conditions available at the agents office 3 business days before the auction and at the auction 30 minutes prior to the commencement of the auction. If a land size is quoted it is an approximation only. You must make your own enquires as to this figure accuracy. Smallacombe Sanderson does not guarantee the accuracy of these measurements. Contact the local council on what is possible and what is not possible on this allotment.