

**1104 North East Road, St Agnes, SA 5097**



**Sold House**

Sunday, 22 October 2023

1104 North East Road, St Agnes, SA 5097

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 690 m2**

**Type: House**

**\$575,000**

Nestled in the heart of St Agnes, this exceptional property is situated on a generous 690sqm (approximate) corner block and offers an enticing development opportunity (subject to council consent). Desirably located within a short drive or walk to Westfield Tea Tree Plaza, Modbury Hospital, Cafes, Restaurants and a variety of reserves including Anstey Hill Recreation Park, creating a suburb lifestyle for the whole family to enjoy. Commuting to the city is convenient with easy access via the O'Bahn. Don't miss your chance to secure this prime piece of real estate with endless potential.

House Features: - Three good sized bedrooms, bedrooms one and two with built-in robes and bedroom one with a ceiling fan - Lounge room with split system air conditioner - Kitchen with gas cooktop and skylight - Dining area adjacent kitchen - Bathroom with separate shower and bath - Separate laundry with direct rear access - Expansive front and rear yard - Double garage/shed in rear yard - Single carport - Currently leased until April 2024 for \$470.00 per week Located in walking distance to the green Dalaston Reserve that leads through to walking trails for the kids and pets to enjoy. In close proximity to a great variety of early learning centres, public and private schools. \*Note sub division drawings in photos are concept plans only and no formal land division consents are in place. Land Size: 690sqm Year Built: 1976 Title: 5529/366 Council Rates: \$1,402.85 PA All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. RLA 313174