

13A Enfield Avenue, Blair Athol, SA 5084

HARRIS

House For Sale

Thursday, 13 June 2024

13A Enfield Avenue, Blair Athol, SA 5084

Bedrooms: 3

Bathrooms: 2

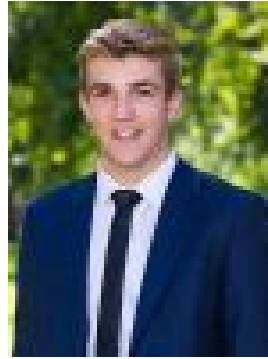
Parkings: 2

Area: 348 m2

Type: House



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Contact Agent

Proudly positioned on one of Blair Athol's most popular and sought after streets, this beautiful property sits just 8kms from the CBD. Enjoy the convenience of this versatile postcode bordering the ever-popular Prospect prescient. From a home that uniquely captures the joys of its location with a clean contemporary design aesthetic and unrivalled quality. With impressive street appeal, this standout residence showcases high-level construction and materials whilst incorporating ample light, space and storage. Seamlessly integrating indoor and outdoor living; the open plan kitchen, living and meals area spills out to a sophisticated entertaining area overlooking a risen grassed area and established gardens. This stunning residence is sure to impress the most discerning of buyers. Embrace the modern convenience with a flowing floor plan complete with 3 bedrooms including a master suite with WIR and outfitted ensuite. More we love about the home: • Entertainer inspired kitchen • Abundance of storage throughout • Stunning quality family bathroom with floor to ceiling tiles and valuable niche • Lofty ceilings • Kitchen - Stone bench top with under mount double sink/ Euro gas cooktop/electric oven and Euro dishwasher • Spacious garage • Torrens title • NBN internet connected A home for all seasons, an entertainer for all occasions; the essentially single-level floor plan welcomes with 347m² (approx.) of ravishing easy-care options. Specifications: CT / 6157/506 Council / Port Adelaide Enfield Zoning / GN Built / 2016 Land / 348m² (approx) Frontage / 7.62m Council Rates / \$1445.25pa Emergency Services Levy / \$158.85pa Estimated rental assessment / \$650 - \$680 per week / Written rental assessment can be provided upon request Nearby Schools / Prospect North P.S, Enfield P.S, Blair Athol North B-6 School, Roma Mitchell Secondary College Disclaimer: 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409