

18 Fourth Avenue, Klemzig, SA 5087

HARRIS

Sold House

Thursday, 19 October 2023

18 Fourth Avenue, Klemzig, SA 5087

Bedrooms: 3

Bathrooms: 1

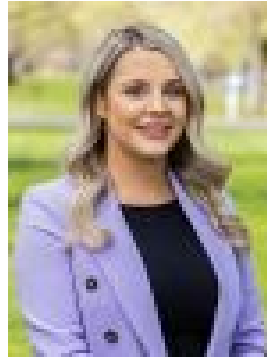
Parkings: 1

Area: 646 m2

Type: House



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\$848,000

Nestled on a generous corner allotment, this property boasts a substantial 646m² of land, making it an enticing prospect for those with a vision for transformation. Whether you're an astute investor or a homeowner looking to create your dream residence, this property offers endless potential. This beautiful home has been well-maintained featuring polished timber floorboards throughout, spacious bedrooms and a flexible floorplan including a large rumpus room. The home also boasts a large backyard, complete with a shed for storage. If you're a fan of home improvement, this property presents an ideal canvas for your renovation dreams. Transform it into your own personalized oasis or a lucrative resale project. For investors or those looking to maximize the property's potential, there is potential for subdivision, subject to council approval. This could open doors to a profitable real estate venture. Situated on a corner, this property enjoys dual street frontage, providing excellent access and design possibilities. Don't miss this exceptional opportunity to secure a property in the heart of Klemzig with tremendous potential. The canvas is blank, and the future is yours to define. Enjoy being within close proximity to the city which is only a short bus ride from the Klemzig Interchange and an even shorter drive to the Greenacres Shopping Centre & The Avenues Shopping Centre. More to love:

- 3 bedrooms and a flexible floor plan throughout
- Polished timber floorboards throughout
- Separate dining & kitchen
- Great natural lighting throughout the home
- Large back yard with a shed for storage
- 646m² of land situated on a corner allotment
- Close to Linear Park which stretches from West Beach to the Hills
- Situated in the sought-after suburb of Klemzig with an array of public transport options and shopping centres

Specifications: CT / 5567/743 Council / Port Adelaide Enfield Zoning / GN Built / 1952 Land / 646m² Council Rates / \$1,526.40pa Emergency Services Levy / \$155.30pa SA Water / \$177.04pa Estimated rental assessment: \$470 - \$490 p/w (Written rental assessment can be provided upon request) Nearby Schools / Klemzig P.S, Hillcrest P.S, St Pius X PS, Hampstead P.S, Avenues 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