

2 The Crescent, Blair Athol, SA 5084



Sold House

Tuesday, 17 October 2023

2 The Crescent, Blair Athol, SA 5084

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 899 m2

Type: House



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\$1,100,000

It's well known for its near-city convenience and outstanding Jacaranda streetscapes - and now, Blair Athol offers a rare chance to redevelop an exceptional 899m²* corner block. The beauty of a mid-century home that's seen better days now holds a bright future - and if you haven't caught on, this postcode has become quite the catch for couples and young families, easy minutes to the Churchill and Prospect Road retail and entertainment precincts. There are so many more pluses that broaden the potential at The Crescent's top spot: a double width driveway, dual street frontages, a northerly facing rear aspect, and a destiny that could foresee up to 3 new homes (STCC.) Or you could invest for the best of both worlds - retain and remodel the modest 3-bedroom home and discuss selling off its priceless backyard later. Building up? You can pretty much bank on a spectacular sunset too. And just like the Jacarandas, this happening little suburb is thriving... With fully fenced Dingley Dell Reserve and playground an easy stroll away with the dog and pram, Sefton Park or NorthPark Shopping Centre nearby, and a 5-minute drive to Prospect Road's buzzing eateries, cafes, retail and Nova Cinemas, it's a perfect spot to kick off for active young families. ☑ Direct access to Regency Road via Warren Avenue plus a Main North Road diversion for school reach, childcare options, and swift city bus routes via North Adelaide - whatever your plans, you'd be mad to miss this! Big things await - 2 The Crescent marks the spot: • 899m²* of rare development opportunity in the thriving inner-north... • Potential for 3 new homes on a corner allotment (STCC) • Rear northerly aspect • 20m* frontage to The Crescent • 35m* frontage to Warren Avenue • Easy access to both Churchill & Main North Road bus routes • Close to Prospect North Primary School & Enfield Primary School • Zoned for Roma Mitchell Secondary College • 5 minutes to the Prospect entertainment precinct • Bunnings, Costco, K-Mart at the Churchill Centre • And so much more... Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood \\ Land | 899sqm (Approx.) House | 231.4sqm (Approx.) Built | 1953 Council Rates | \$1505 pa Water | \$217 pq ESL | \$353 pa