

**20 Deakin Street, Blair Athol, SA 5084**



**House For Sale**

Monday, 13 May 2024

20 Deakin Street, Blair Athol, SA 5084

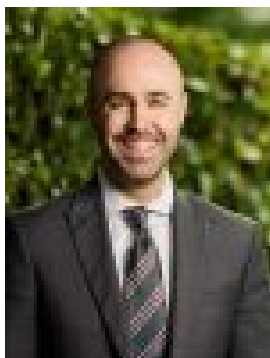
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 867 m2**

**Type: House**



Nick Borrelli  
0861871302



Andrew Mayne  
0434973204

## **Auction On-Site Saturday 1st June 2:00PM (USP)**

Introducing 20 Deakin Street, Blair Athol - a charming 3-bedroom, 1-bathroom, 2-car property nestled on 867sqm of prime land. Step inside through the front door to be welcomed by a spacious hallway. To your right, elegant double sliding doors reveal a light-filled living room adorned with a feature fireplace, perfect for cozy evenings. Continuing on, you'll find a generously sized combined kitchen and dining area. The U-shaped kitchen boasts ample bench and storage space, catering to your culinary needs. Each of the 3 bedrooms is generously proportioned with large windows inviting in natural light. The bathroom features a vanity, bath, and shower, accompanied by a separate toilet for added convenience. Laundry amenities are also at your disposal. Step outside to the expansive undercover patio, ideal for outdoor entertaining. Beyond lies ample lawn space and a versatile workshop/garage. Spanning a generous frontage of 18.59m, this property presents an enticing opportunity for developers (STCC). Alternatively, capitalize on its rental potential while planning your next move. Explore the burgeoning suburb of Blair Athol, just 6kms from the CBD with easy access via Main North Rd or Prospect Rd. Convenience is key with the Churchill Centre shops a mere 2kms away, along with local schools and dining options within walking distance. Don't miss your chance to unlock the endless possibilities of this property. Nearby zoned primary schools include Enfield Primary School, Blair Athol North B-6 School, and Prospect North Primary School, while Roma Mitchell Secondary College serves as the nearby zoned secondary school. Currently tenanted on a periodic lease at \$400 per week. 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 | URN - Urban Renewal Neighbourhood Land | 867sqm (Approx.) House | 216sqm (Approx.) Built | 1965 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa