

**21 Jersey Avenue, Kilburn, SA 5084**

**House For Sale**

Wednesday, 10 January 2024

**JUMP**

21 Jersey Avenue, Kilburn, SA 5084

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 873 m2**

**Type: House**



Kevin Radloff  
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## **\$689K Auction 3rd Feb 2024**

Offering the entrepreneurially minded buyers a fabulous opportunity to acquire a site that offers the highly prized combination of a 17.7M approx. frontage and an overall holding of 873 SQM approximately in the rapidly gentrifying suburb of Kilburn to the near North of Adelaide, Prospect & Blair Athol. On offer is a modest 3-bedroom home with a detached studio, garage / workshop and carport parking for 2 x cars. A huge flat backyard and a generous frontage. Sited close to public transport, The Churchill Centre and the rapidly evolving Churchill Road Precinct. And only 10 KM from the Adelaide CBD. A fabulous opportunity to possibly build 2 x new homes, keeping 1 for yourself and selling or renting out the other; or hold onto both and reap the rewards of the unprecedented demand for new homes in this growth area of the North. Developers will delight at the dimensions that will allow plenty of scope to work with; conveniently positioned to the hub of retail & commerce along Churchill Road this property will be a very popular site. There is plenty of precedent in the street that gives cues to what could be done at 21 Jersey Avenue subject to all planning consents & approvals being met. \* Zoned GN/ General Neighbourhood\* Local Council - City of Port Adelaide Enfield\* 17.7 M frontage approximately - Development Potential subject to Plan SA Consents & Approvals\* Site area of 873SQM approximately \* Any development will be required to meet SAPPA & local government guidelines, approvals & consents Contact Kevin at Jump Property RLA 260 752 for more information. M: 0432 375 216 E: kevin@jumpproperty.com.au