

22 Ragless Avenue, Enfield, SA 5085



House For Sale

Tuesday, 28 November 2023

22 Ragless Avenue, Enfield, SA 5085

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 758 m2

Type: House



David Philpott
0883435600



Beverley Philpott
0883435600

AUCTION

Under the purple hue of the flowering jacarandas sits this well-presented home that is ready and waiting for you. Built in 1947 and sitting on a flat allotment of approximately 758sqm of land just 6kms from the CBD, this property offers the perfect first home or investment opportunity. With all that is needed on offer, yet plenty of room to make your own mark, this home has been much loved and is ready for its next chapter. Features you'll love:- Three generous bedrooms; master with split system and ceiling fan- Bright formal lounge upon entry with heating and cooling- Updated bathroom with frameless shower and separate toilet- Large kitchen with ample cupboard space, wall oven, gas cooking and breakfast bar- Dining or additional living area filled with natural light opening to the rear yard- Impressive gabled outdoor entertaining area- Large lawns and established gardens- Carport and roller door + shed for allows for plenty of off-street parking- Nearby offers several shopping centres such as Sefton Plaza and North Park and public transport is easily accessible a short distance away on Main North Road. Schooling is also available close by with the newly expanded OLSH College less than 100m away and Prospect North Primary School is just a 3-minute drive. SPECIFICATIONSCT // 5177/625Zoning // General NeighbourhoodBuilt // 1947Land // 758sqmCouncil // City of Port Adelaide Enfield Council Rates // \$1,224.40 per annumEmergency Services Levy // \$142.20 per annumSA Water // \$167.84 per quarter + usageEstimated Rent // Written assessment provided upon requestDB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion.The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection.The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver.If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents.You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.RLA 46442