

**25 Curbur Avenue, Pooraka, SA 5095**



**House For Sale**

Tuesday, 16 January 2024

25 Curbur Avenue, Pooraka, SA 5095

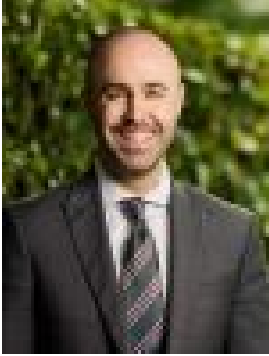
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 692 m2**

**Type: House**



Nick Borrelli  
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Andrew Mayne  
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## **Auction On-Site Saturday 3rd February 5:00PM**

Seize the opportunity at 25 Curbur Avenue, Pooraka-a property that beckons renovators and developers alike. Nestled on a sprawling 690sqm (approx.) allotment, this double brick house is your canvas for creating a masterpiece or exploring development possibilities through subdivision. (STCC)Meticulously maintained and pre-loved for years, this residence offers immediate comfort while presenting an exciting scope for a transformative renovation or redevelopment project. The expansive frontage and manicured gardens welcome you to a world of possibilities.Step inside to discover a formal lounge bathed in natural light, featuring picture windows that accentuate the abundant space within. The three generously sized bedrooms, including a master with a ceiling fan, provide a comfortable foundation. The centrally located bathroom offers convenience, boasting a single vanity, bathtub, shower, and a separate toilet.The open plan dining and kitchen area is the heart of the home, with captivating views of both the front and rear yards. The kitchen, complete with a stainless-steel double sink, pura tap, and gas cook-top, is ready for your vision. Direct access to the backyard enhances the potential for expansion or redevelopment.Venture outside to a full-length verandah, setting the stage for year-round entertainment. The secure outdoor grassed area is perfect for leisure and play. Additionally, a 3.3m x 7.0m pitched roof garage with concrete and power connected adds versatility to your development plans.This home's unparalleled positioning puts it between two local parks, with a bus stop right around the corner and the city only 20 minutes away. Pooraka Primary School and the Community Kindergarten are well-within walking distance, while nearby Ingle Farm provides great shopping and entertainment.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 | SALISBURYZone | GN - General Neighbourhood\\Land | 692sqm(Approx.)House | 186sqm(Approx.)Built | 1966Council Rates | \$TBC paWater | \$TBC pqESL | \$TBC pa