

**35A Marmion Avenue, Blair Athol, SA 5084**

Smallacombe

**Sold Residential Land**

Friday, 3 November 2023

35A Marmion Avenue, Blair Athol, SA 5084

Area: 350 m2

Type: Residential Land



Henry Vong  
0423245373

**\$415,000**

\* Attention: Homeowner builders/Investors \*What a fantastic location in the sought-after suburb of Blair Athol. This vacant allotment of 350sqm (approx) has so much potential to offer. Ideal to build your dream home (subject to consents) within the favourable Urban Renewal Neighbourhood zoning, or an investment property that will be very popular to tenants! You will enjoy the convenience of this locale with an abundance of amenities close by and Adelaide CBD approx. 10km away ~ making this property so attractive to many. Just a short walk to public transport and an easy drive to Northpark and Churchill Shopping Centres for all your needs. With a choice of quality schools nearby, including Blair Athol and Enfield Primary Schools & Roma Mitchell Secondary College, this opportunity will suit families. Do not miss out on this one, please contact Henry Vong today on 0423 245 373 for further information. Council: City of Port Adelaide Enfield Land Size: 350sqm (approx.) Zoning: Urban Renewal Neighbourhood