

**36 West Avenue, Northfield, SA 5085**



**Other For Sale**

Monday, 22 April 2024

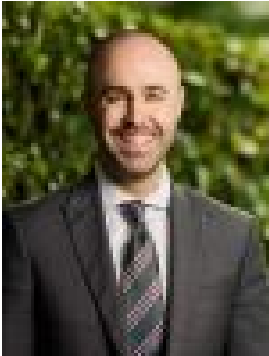
36 West Avenue, Northfield, SA 5085

**Bedrooms: 3**

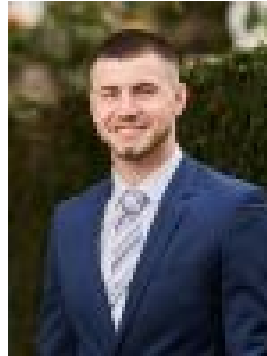
**Bathrooms: 3**

**Parkings: 13**

**Type: Other**



Nick Borrelli  
0861871302



Nik Ilic  
0421162383

## Online Auction Friday 10th May 5:30PM (USP)

Attention investors and entrepreneurs! Here's an exceptional opportunity to acquire a distinctive property nestled in the heart of Northfield. This versatile building, situated in the City of Port Adelaide Enfield council, presents endless possibilities for a myriad of uses. Boasting a strategic floorplan and expansive land parcel, this property lends itself to a wide array of ventures. Whether you're considering leveraging existing usage rights, transforming the space into a premier event venue, crafting a unique residential oasis, or engaging with the council to explore development potential on its 930sqm lot with dual street frontages, the potential is limitless. Featuring two grand function rooms, a spacious kitchen with serving areas, two storage facilities, three toilets (including one for disability access), a formal entrance, and abundant outdoor space, this property offers unparalleled flexibility for customization to suit your specific needs. Additionally, with parking spaces for 13 cars on the property and ample room for outdoor amenities, it caters perfectly to various business requirements. Complemented by a modern solar system, this property stands as a prime investment opportunity. Nestled in a burgeoning city fringe locale, it affords convenient access to Northfield's amenities and geographical advantages, making it an enticing prospect for savvy investors and visionary entrepreneurs alike.

**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 | GN - General Neighbourhood Land | 933sqm (Approx.) House | 185sqm (Approx.) Built | TBCCouncil Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa