

39 Manuel Avenue, Blair Athol, SA 5084



Sold House

Friday, 11 August 2023

39 Manuel Avenue, Blair Athol, SA 5084

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 776 m2

Type: House



Anthony Fahey
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Samuel Parsons
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\$786,000

For Genuine Sale - Auction on Site Saturday 5th of August @ 2pm! Positioned in a gorgeous tree lined street this much love solid brick home offers a range of possibilities. Set on a generous 776sqm allotment with a wide 18.59m frontage, zoned 'General Neighbourhood'. Whether for investment, to update and renovate the existing home or redevelop the site STCC the choice is yours. The home itself features a detached granny flat complete with a bathroom and kitchenette that could provide extra rental income for investors or additional living space for families. With all local amenities within easy access including the Churchill Centre and vibrant Prospect Road shopping precinct, this is an opportunity not to be missed. Features of the property include: - Open plan main living and dining room featuring an inbuilt wall heater. - Separate kitchen features a breakfast bench, stove and plenty of storage. - Master bedroom includes a full wall built in robe. - Bedroom two is good size. - Bathroom complete with both a bath and shower with a separate toilet. - Practical laundry room with rear access. - Sun room / study positioned at the front of the home. - Large undercover pergola area off the back of the home. - Separate detached granny flat / third bedroom includes an ensuite bathroom and kitchenette. - Lock up garage / shed. - Double length carport. - Split system R/C unit in the main living area. - Combination of laminate and carpet flooring. - Additional garden shed and store room. - Mature fruit trees. - Manicured lawn area. All this and more approximately 7km from the Adelaide CBD. With excellent public and private schooling options, parks and public transport all close by. Contact Agents for further information. PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA 183205