

4-6 Briens Road, Northfield, SA 5085

Boffo

House For Sale

Friday, 24 May 2024

4-6 Briens Road, Northfield, SA 5085

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Robert Lonie
0882697711

Auction

Auction Location: On Site Ideally positioned on a highly visible Main Road and in a prime General Neighbourhood Zoning area, lies this expansive land holding. Two Allotments, one comprising vacant land and the other comprising a three-bedroom home, situated side-by-side and being offered to the market as one. Combined, the two allotments offer 1,404sqm (approximate) of prime land with a wide 32m (approximate) frontage and 42.67m (approximate) depth, making this a sought-after acquisition. Currently gracing this expansive canvas is an original circa 1960s home, ready to move straight into, with the option to personalise with updates and add serious value to over time, alternatively it could well be the site you have been waiting for to build that dream home. (subject to council consents). Providing three good-sized bedrooms, optional fourth bedroom/loft, spacious lounge and dining room together with ample vehicle accommodation and significant shedding. The General Neighbourhood Zoning is predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood. Development including but not limited to Child care facility, Community facility and Consulting room. (STCC). Please note: All potential development opportunities and proposed uses are subject to all the relevant council and planning consents and all potential buyers should conduct their own due diligence regarding the same. Don't miss out on this outstanding opportunity. House features:- Three good sized bedrooms- Lounge with ceiling fan- Timber kitchen - Dining room adjacent kitchen with ceiling fan- Bathroom with separate bath and shower- Separate laundry- Single carport with roller door- Single garage with roller door- Shed/garage- Workshop with bathroom and loft/potential fourth bedroom - Garden sheds Perfectly located a short drive to several shopping centres including Lightsview Village, Northpark Shopping Centre and Sefton Plaza. Just a short distance to a variety of quality schools such as Northfield Primary, Roma Mitchell Secondary College and Cedar College. Public transport options as well as parks and recreation facilities are also nearby. All this and just 11.8kms (approximately) to the CBD. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee 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 inquiries and obtain their own legal advice. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174