

4 Truscott Road, Enfield, SA 5085



House For Sale

Monday, 15 April 2024

4 Truscott Road, Enfield, SA 5085

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 806 m2

Type: House



Nick Borrelli
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Auction On-Site Saturday 4th May 10AM (USP)

Quietly nestled in a low traffic street, sited amongst other similar homes, this original brick veneer home offers a unique opportunity for home buyers, developers and investors. Home buyers wishing to purchase a future proof home on large allotment will find this one an ideal entry level opportunity, while the traditional large allotment of 806m² with a 18.87m frontage will provide the ideal template for developers to demolish and build 2 new homes. The residence comprises of 5 main rooms with 3 generous double sized bedrooms. The main bedroom features a built-in robe and ceiling fan. A bright living room offers split system air conditioner, gas heater and ceiling fan while an adjacent eat in kitchen provides the original cabinetry, wide sink, ceiling fan and free standing stove. Functional wet areas include separate bathroom, toilet and laundry. A full width rear verandah and shade cloth pergola offer space to relax outdoors, overlooking a large rear yard with established trees. A single carport with roller door will accommodate the family car plus there is drive-through access to galvanised iron garage/workshop. A great entry level opportunity to build your dream home, or perfect opportunity to redevelop and build 2 fabulous new homes.

KEY FEATURES:

- Original brick veneer home on traditional large allotment
- Allotment size of 815m² with a generous frontage of 18.87m
- Opportunity to redevelop and built 2 new homes
- Home of 5 main rooms including 3 bedrooms
- Master bedroom with ceiling fan and built-in robes
- Generous living room with ceiling fan, split system air conditioner & and gas heater
- Eat in kitchen with original cabinetry, wide sink, ceiling fan and free standing stove
- Functional wet areas include separate bathroom, laundry and toilet
- Wide rear verandah and shade cloth pergola
- Generous back yard with established trees
- Single carport with roller door
- Galvanised iron garage/workshop
- Alarm system installed
- 2.7 m ceilings

Local unzoned primary schools nearby include Enfield and Northfield Primary Schools, Prospect North Primary and Blair Athol North B-7 School, with all within easy reach for the young family. The local zoned secondary school is Roma Mitchell Secondary College. Private schools in the area include St Gabriel's School, Our Lady of the Sacred Heart College, St Pauls Lutheran & St Brigid's School. Main North Road is easily accessible for public transport and shopping at Sefton Plaza, Regency Plaza, Northpark Shopping Centre & The Gepps Cross & Churchill Road Lifestyle Precincts.

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 | 806sqm (Approx.) House | 200sqm (Approx.) Built | 1950 Council Rates | \$TBC pa Water | \$TBC pqESL | \$TBC pa