

**44 Darlington Street, Enfield, SA 5085**



**House For Sale**

Thursday, 15 February 2024

44 Darlington Street, Enfield, SA 5085

**Bedrooms: 3**

**Bathrooms: 1**

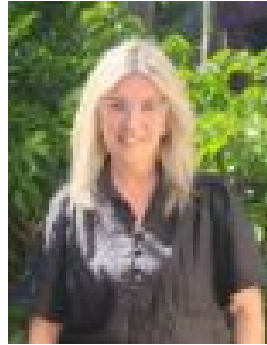
**Parkings: 5**

**Area: 745 m2**

**Type: House**



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## Best Offers By 29th Feb 5pm.

A generous parcel spanning approximately 746m<sup>2</sup>, ideal for investors, developers (STPC) or visionary individuals seeking to craft and renovate this adaptable floor plan to their liking. Featuring expansive living spaces, generously sized bedrooms and ample outdoor entertaining areas, there's endless potential to transform this property into your dream home or lucrative investment opportunity. Top-tier shopping destinations such as Enfield Plaza, North Park Shopping Centre, Regency Plaza and Sefton Plaza are conveniently located nearby, complemented by the Gepps Cross Lifestyle Shopping Precinct and weekly markets.

**PROPERTY FEATURES:-** Separate lounge room with split-system air-conditioner- Ducted evaporative cooling- Large kitchen with ample storage & bench space & electric cook-top- Dining/family room with built-in cupboards- Bathroom with separate toilet- Separate laundry - Two bedrooms with built-in robes- Large yard- Massive shed/workshop- A second large storage shed- A decked pergola & second shaded pergola area

Less than a twenty-minute drive from the city, this residence provides effortless access to an array of amenities, schools, shopping centres, parks, and public transport options, enriching your everyday convenience. Additionally, popular dining spots and cafes like Ada and Old Shutter Café and Bistro are just a stone's throw away. Public transport options are within easy reach, with Hampstead or Grand Junction Roads just a short stroll away.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

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