

# 44 The Crescent, Blair Athol, SA 5084



## House For Sale

Tuesday, 28 November 2023

44 The Crescent, Blair Athol, SA 5084

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 713 m2**

**Type: House**



Andrew Baldino

0861871302

## Auction On-Site Friday 15th December 5:00PM

As the inner-north escalates as the astute buyer's pick, up pops a retro 3-bedroom timepiece, meaning it won't be just the jacaranda-lovers trundling Blair Athol's tree-lined streets...With its robust and rare pedigree, this cool conventional makes a fitting first-time buy, flip project, or subdivision contender that won't idle long online in this frenzied market; and when its deep 713m<sup>2</sup> block with a 16.7m frontage suggests the current home could become two - STCC - this treasure chest gets better. Further to its vintage vibe is a workable footprint that'll respond favourably to some TLC - the home offers dual living zones, an updated kitchen with stainless appliances, and a dining zone and family room each converging on a north-facing patio via French doors. For an investment with vision, you need only scan the regenerating suburb to see the subdivisions already occurring. ☑Boasting proximity to everything every thriving family needs - easy access to childcare, schools, bus links, the fully fenced playground fun of Dingley Dell Reserve, the buzzing Prospect and Churchill precincts, and an 8km city commute - this blast from the past all points to a great future on The Crescent...Restore, refresh or rebuild - the options are open:

- Subdivision potential on a 713m<sup>2</sup>\* allotment (STCC)
- 16.76m\* frontage
- North-facing slate paved patio
- Updated open plan kitchen with stainless appliances
- Plenty of retro interior features
- 2 spacious living areas
- 3 rear bedrooms | master with ceiling fan & BIR
- Easy minutes to the Prospect Road café & dining precinct
- Nearby Bunnings, Costco, K-Mart at the Churchill Centre
- A short walk to transport
- 8kms to the city
- 1.5kms\* to Prospect North & Enfield Primary School
- Zoning for Roma Mitchell Secondary College

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 | 713sqm (Approx.) House | 198.5sqm (Approx.) Built | 1962 Council Rates | \$1485 pa Water | \$375 pq ESL | \$349 pa