

**47 Nelson Avenue, Flinders Park, SA 5025**



**House For Sale**

Tuesday, 13 February 2024

47 Nelson Avenue, Flinders Park, SA 5025

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 709 m2**

**Type: House**



Alex Diamond  
0407443857



Bianca Bourgonjen  
0427287821

## **Auction On-Site Saturday 2nd March 10:30AM**

Situated on an expansive 709sqm block in the heart of Flinders Park, this solid brick home, built in 1952, presents a wealth of possibilities. Whether you're seeking a renovation project, a substantial block to commence anew, or a property ripe for development (subject to council consent), this residence warrants serious consideration. The original layout comprises three bedrooms, a formal lounge adorned with glass sliding doors and a captivating mantelpiece featuring a heater. The 'eat-in' style kitchen and dining area exudes charm with updated oven and original cabinetry, including a retro sideboard with overhead glass-fronted cabinets. Adjacent to the dining space lies an enclosed alfresco area, seamlessly integrating indoor and outdoor living throughout the year. Continuing down the hallway reveals linen storage, the main bathroom, a separate toilet, and a two-way laundry. Outside, the property boasts a sizable undercover carport accommodating two vehicles, with convenient drive-through access leading to a substantial solid brick garage/workshop featuring a tilt-up front door and a workshop door at the rear. The backyard hosts a rainwater tank, an original Hills Hoist, a lush lawn area, and a sprawling garden brimming with potential. Don't overlook this exceptional opportunity to transform and maximize the potential of this property. Whether you're envisioning a renovation, redevelopment, or creating your dream home from scratch, this is an opportunity not to be missed. Currently tenanted at \$600 per week until January 2025.

**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.

**Grange RLA 314 251 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 | CHARLES STURT Zone | GN - General Neighbourhood Land | 709sqm (Approx.) House | TBCsqm (Approx.) Built | 1952 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa