

48 Barmera Avenue, Hope Valley, SA 5090



House For Sale

Tuesday, 7 May 2024

48 Barmera Avenue, Hope Valley, SA 5090

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Jo Cullinan

0403339202

\$740,000 to \$780,000 range

Opportunity knocks to build on this almost 800 sqm block. The existing home could be remodelled or even extended on as there is plenty of room to move, or it could be the ideal project for those looking for a renovation. The home was built in 1972 and currently has some 'unfinished' business. There is a large concrete footing/slab at the rear of the property for a good size garage to be established. Ideally located close to a variety of schools including Athelstone, Modbury, Modbury Heights, Highbury, Torrens Valley Christian school and more. All the shopping and entertainment are close by at Tea Tree Plaza and close proximity to the O'bahn for easy commute to CBD. The home comprises of: * 3 bedrooms. * Kitchen with dishwasher. * Separate lounge room. * Living/dining area off the entrance. * Bathroom with wc. * Laundry. * Fully fenced at rear. * Concrete slab already laid for garage at rear, dimensions are 6m x 7m. * 2 separate driveways access the frontage of the property. * Carport. Property Details: Cert. of title Vol. 5621 Fol. 174 Council | City of Tea Tree Gully Zone | GN general neighbourhood Built | 1972 | Land area | 790 sqm (approx.) Council Rates | \$411.00 pq (approx.) SA Water Rates | \$235.00 pq (approx.) It is our pleasure to offer you a viewing of this home please contact JO CULLINAN on 8369 0990, or 0403 339 202. RLA 256 143 Zoning information regarding local schools is obtained from www.education.sa.gov.au. Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Cullinan property are taking preventive measures for the health and safety of its clients and buyers entering all of our listed properties. Please note that social distancing will be required at all open inspection. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However, we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.