

5 & 5A Third Avenue, Sefton Park, SA 5083

HARRIS

House For Sale

Wednesday, 1 May 2024

5 & 5A Third Avenue, Sefton Park, SA 5083

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 664 m2

Type: House



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\$795k

2 Properties on 1 Title! 5a Third Avenue - Periodic lease commencing 1/7/2024 (\$470pw) 5 Third Avenue - Fixed lease until 22/1/2025 (\$380pw) Whether you're on the hunt for a stellar development opportunity, a place to park your capital and earn high rental yield, or a prime parcel to build on yourself (STCC), this solid brick c.1950's property – currently tenanted across dual dwellings – ticks a raft of boxes and some! Wonderfully positioned along this thriving inner-northern corridor strolling distance to popular cafés, tasty takeaway eateries, fresh fruit and veg stores, and a long list of amenities dotted in and around both the bustling Sefton Plaza and Northpark Shopping Centre... laying claim to such superb lifestyle options that's also just a hop and a skip to the CBD shouldn't need any more persuading. Location appeal aside, this property spilling with potential also enjoys leafy street vantage set on an enticing 664m² block. With 5A seeing a cosy 1-bedroom abode, separate living along with a neat and tidy bathroom and original kitchen, while number 5 provides a generous 3-bedroom home, light-filled original kitchen and bathroom, as well as plenty of backyard space for the kids to play. So, regardless if your sights are set short or long-term, you'll find plenty of reasons to pique your interest here and for good reason. Neighbouring the hugely popular suburbs of Prospect and Nailsworth – much-loved magnets for families keen to be close to a raft of lifestyle options, walking distance to Nailsworth Primary, as well as pristine parks and ovals for weekend activities at easy reach – any chance to shift into Sefton should make you jump with joy! Features you'll love:- Solid brick, dual dwelling property set on an enticing 664m² (approx.) block inviting a range of exciting renovation, redesign or rebuild possibilities (subject to council conditions)- Number 5A featuring solid timber floors, cosy lounge, light and bright original kitchen and bathroom, as well as glossy timber floors (currently tenanted)- Number 5 sees a generous formal lounge with AC, original and spacious kitchen and casual meals, large laundry, along with a flexible 3-bedroom footprint with neat and tidy bathroom (currently tenanted)- Sunny backyard with lush lawn, and large garage/workshop Location highlights:- A short stroll to Nailsworth Primary and a stone's throw to the hugely popular Broadview Oval and playground, as well as Prospect Oval and Memorial Reserve- Around the corner from both the bustling Sefton Plaza & Target, as well as Northpark Shopping Centre for exceptional access to a variety of amenities, shopping options, local cafés and takeaway eateries- 4-minutes to the uber cool Prospect Road teeming with delicious cafés, restaurants and bars, 3km to O'Connell Street, and a quick 10-minutes to Adelaide CBD Specifications: CT / 5760/234 Council / Prospect Zoning / EN Built / 1959 Land / 664m² (approx) Council Rates / \$1464pa (combined) Emergency Services Levy / \$216.38pa (combined) SA Water / \$454.10pq (combined) Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Nailsworth P.S, Prospect North P.S, Enfield P.S, Roma Mitchell Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 22640