

50 Florence Avenue, Blair Athol, SA 5084

HARRIS

Sold House

Tuesday, 2 April 2024

50 Florence Avenue, Blair Athol, SA 5084

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 822 m2

Type: House



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\$920,000

Presented by Andrew Farnworth and Harris Real Estate, this corner block gem at 50 Florence Avenue, Blair Athol, presents a rare opportunity for development in a sought-after location. Boasting an easement-free, flat corner block of 822sqm, this property is primed for transformation and development (STCC) as evidenced by the townhouses on neighbouring allotments. The existing home in good condition, built in 1951, offers 3 bedrooms and 1 bathroom, making it ideal for immediate occupancy or rental while exploring development options. Step inside to discover a lounge and meals area adjacent to the kitchen, which features a gas cooktop, oven, and ample bench and cupboard space. The three bedrooms down the hallway sit conveniently alongside the bathroom to keep your busy mornings running smoothly. Outside continues to delight with a rear verandah overlooking the expansive block, which also includes a garage and garden shed. Conveniently located less than 10km from the Adelaide CBD, this property offers easy access to cafes, shops, and restaurants on nearby Prospect Rd. It is also close to various amenities, including football clubs, parks, and shopping centres. Nearby schools include Blackfriars Priory School, Blair Athol North School, and Prospect North Primary School. Don't miss the chance to transform this property into a modern masterpiece or capitalize on its rental potential while exploring development options. Contact Andrew Farnworth today for more information or to schedule an inspection. Specifications: CT / 5594/468 Council / Port Adelaide Enfield Zoning / URN Built / 1951 Land / 822m² (approx) Council Rates / \$1,495.00pa Emergency Services Levy / \$161.85pa SA Water / \$187.79pq Estimated rental assessment / \$540 - \$590 per week / Written rental assessment can be provided upon request. Nearby Schools / Blair Athol North B-6 School, Enfield P.S, Prospect North P.S, Northfield P.S, Pooraka 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 | 330069