

**51 Manuel Avenue, Blair Athol, SA 5084**



**Sold House**

Tuesday, 15 August 2023

51 Manuel Avenue, Blair Athol, SA 5084

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 772 m2**

**Type: House**



Krish Gajera

0425132642

**\$970,000**

This must be sold on auction day owner says sell it. All offers considered prior to auction. Welcome to 49 and 51 Manuel Avenue, Blair Athol, where the perfect opportunity awaits for first home buyers, developers, and investors alike. These two adjacent properties offer a combined total of 1,550 square meters (Approx) of prime real estate, with each plot measuring 770 square meters (Approx) and featuring an impressive 19-meter frontage. NOTE: These two properties are For Sale by Auction on site Sunday 6th August at 4.30 pm (Unless sold Prior) Registration for Auction starts from 4.00 pm Sunday the of 6th August and each property will be auctioned separately so allow plenty of time. These two properties combine to provide a MASSIVE opportunity to any astute buyer, especially developers. You have an opportunity to secure one or both Properties at the Auction. Each property will be auctioned off separately so if you want to buy both, we strongly suggest making offers for both prior to auction. This is a once in a life time opportunity to secure 1 or 2 prime properties in the highly desirable suburb of Blair athol. The form 1 will be available online 3 Days Prior to Auction online. See "View agent price guide" and click there to reveal. Located a mere 7 kilometres from the vibrant city centre, these properties boast an enviable position that provides convenient access to all the amenities, entertainment, and employment opportunities that the city has to offer. Whether you're seeking a residential retreat close to the city or a property with tremendous potential for development, these houses present an ideal investment opportunity. The standout feature of these properties is the potential for subdivision. With a generous land size and wide frontage, these plots offer the possibility to create multiple dwelling sites, subject to relevant council approvals. Developers will appreciate the chance to maximise the potential of the land, while investors can capitalise on the promising rental market in the area. Property 51 Manuel Avenue holds an additional advantage as a corner block. Being situated on a corner provides increased privacy, enhanced street appeal, and greater flexibility for design options when considering development or construction. This unique feature adds extra value and potential to the property, making it an enticing proposition for buyers looking for that extra edge. For first home buyers, these properties provide an excellent chance to secure an affordable entry into the property market. Build your dream home on one plot and explore the potential of the second plot as a future investment or development opportunity. The options are endless, allowing you to tailor the properties to your specific needs and aspirations. With their convenient location, generous land size, subdivision potential, and the added advantage of 51 Manuel Avenue being a corner block, 49 and 51 Manuel Avenue, Blair Athol, offer an exciting opportunity for astute buyers. Whether you're considering purchasing one property individually or acquiring both plots to unlock their full potential, this is a chance not to be missed. Don't wait, secure your future today by taking advantage of this rare offering in a highly sought-after location. Contact us now to arrange an inspection and explore the possibilities that these properties hold. Both Properties are rented - 49 Manuel avenue rented for 390/week with fixed term lease ending 21st May 2024 and 51 Manuel avenue rented for \$400/week on a Periodic lease Note searches available under "View agent price guide" So save the date of auction in your diary now, or come along and make a strong offer prior to ensure that you do not miss out. Proudly represented by the #1 brand in SA realestate, Team eXp SA. Officially rated as the leading company over the past 6 months for total sales and listings on realestate dot com. And what you see online here is only a fraction of the sales we conduct. Want to learn more? Just reach out and we can show you the eXp differences.\* Refer to "View agent price guide" for Form R1RLA 300 185 Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.