

**52 Warwick Street, Enfield, SA 5085**

**HARRIS**

**House For Sale**

Thursday, 4 January 2024

52 Warwick Street, Enfield, SA 5085

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 715 m2**

**Type: House**



Henry Gower Tillett  
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## Contact Agent

Situated on a generous allotment of 715sqm approx with all the opportunity and options to renovate or build (STCC). Perfectly positioned backing on to Folland Park on a quiet leafy street. A short distance to Sefton park shopping precinct, public transport & 15 min approx drive to the CBD. This character home is ready for you to add your mark! - Jarrah Floorboards- Zoned Ducted Reverse Cycle Air-Conditioning - Options to renovate to redevelop subject to necessary consent- Beautiful tree lined street- School zones - Enfield Primary School, Roma Mitchell Secondary College- Fabulous location, 15min to the city- A number of shops nearby - Northgate Village, Northpark Shopping Centre, Sefton Plaza. Specifications: CT / 5236/469 Council / Port Adelaide Enfield Zoning / GN Built / 1940 Land / 715m<sup>2</sup> Council Rates / \$1,104.00pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Enfield P.S, Blair Athol North B-6 School, Northfield P.S, Prospect North P.S, Hampstead 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 | 226409