

**6 Dale Road, Eden Hills, SA 5050**

**HARRIS**

**House For Sale**

Wednesday, 27 December 2023

6 Dale Road, Eden Hills, SA 5050

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1858 m2**

**Type: House**



Peter Alexandrou  
0412833501



Tom Alexandrou  
0432029659

## \$1m-\$1.1m

Nestled within the enchanting landscape of Eden Hills, 6 Dale Road occupies an expansive 1858m<sup>2</sup> corner block. A three-bedroom historical gem constructed in 1953, this residence unfolds a myriad of possibilities for those in pursuit of a blank canvas for their aspirations. The lounge room, complemented by a split system, bestows panoramic views that encapsulate the spirit of living in Eden Hills. The central bathroom, boasting a separate bath and shower, caters to practicality. The heart of the home lies in the kitchen/dining area, presenting a spacious layout with an electric cooktop. A split system in the kitchen ensures a pleasant atmosphere as you create culinary masterpieces. Completing the property are a single garage and a garden shed, offering storage solutions for your convenience. Unleash the potential inherent in 6 Dale Rd—an optimal canvas for renovation, reconstruction, or development (STCC). This property extends an invitation for you to shape its destiny and establish Eden Hills as your home. For inquiries or to delve deeper into the offerings of this property, do not hesitate to contact us today.

Specifications: CT / 5739/683 Council / Mitcham Zoning / Hills Neighbourhood Built / 1953 Land / 1858m<sup>2</sup> Frontage / 30.48m Council Rates / \$1,993.45pa Estimated rental assessment / \$400 - \$430 per week / Written rental assessment can be provided upon request Nearby Schools / Blackwood P.S, Eden Hills P.S, Bellevue Heights P.S, Belair P.S, Blackwood H.S, Springbank Secondary College, Mitcham Girls H.S 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