

61 Marmion Avenue, Blair Athol, SA 5084

House For Sale

Thursday, 16 November 2023



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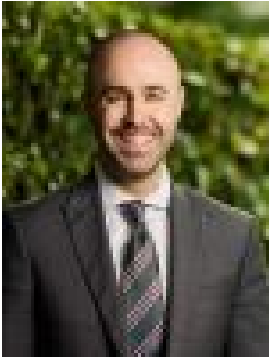
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 749 m2

Type: House



Nick Borrelli
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Andrew Mayne
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Auction On-Site Saturday 2nd December 11:00AM

Unlock the potential of 61 Marmion Avenue, Blair Athol - a hidden gem for renovators, developers, and investors alike! Nestled on a generous 749sqm block in the highly desirable Urban Renewal Zone, this property offers a prime canvas for your visionary plans. With an impressive 18.9m frontage and being in the Urban Renewal Zone, this property allows for potential subdivision or development. Imagine the prospect of up to 4 new houses on this expansive block (STCC). The property is currently rented until March at \$800 per fortnight, providing savvy investors with rental income while strategically planning and executing their development dreams. This older-style house boasts 3 large bedrooms, with 2 featuring built-in robes, creating a solid foundation. The spacious living room offers versatility in design, while the combined kitchen and meals area is equipped with a 900mm gas cooktop & oven and ample storage space. The neat and tidy bathroom features a spacious vanity, shower, and a separate toilet for added convenience. Laundry amenities, coupled with an adjacent storage room, offer practicality. The expansive backyard is complete with two sheds and a verandah. The property offers a double tandem carport and additional off-street parking in the driveway. Quietly located just around the corner from Adelaide Victory Football Club and just down the road from Kilburn Oval, with football, tennis, netball, open space and playground facilities. The Prospect Road lifestyle and restaurant precinct and The Churchill Centre with its quality, modern shopping facilities are both only a few minutes away. Walk to Prospect & Churchill Roads for public transport and takeaway. Local unzoned primary schools include Enfield Primary, Prospect North Primary, Blair Athol North School and Northfield Primary School. The zoned high school for this address is Roma Mitchell Secondary College. Quality private schooling can be found nearby at Our Lady of The Sacred Heart College, St Brigid's School, Prescott College, Blackfriars Priory School & St Paul Lutheran, with TAFE SA Regency Park just down the road.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | PORT ADELAIDE ENFIELD Zone | URN - Urban Renewal Neighbourhood \\ Land | 749sqm (Approx.) House | 157sqm (Approx.) Built | 1951 Council Rates | \$1264 pa Water | \$341 pqESL | \$305 pa