

**7 Wright Avenue, Northfield, SA 5085**

**HARRIS**

**Sold House**

Thursday, 14 September 2023

7 Wright Avenue, Northfield, SA 5085

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 724 m2**

**Type: House**



Stephanie Davey  
0423733080



Lincoln Marshall  
0407774669

**\$765,500**

This original 1964 built home provides an exciting opportunity for an enthusiastic renovator or savvy developer to secure a sizeable 724sqm (approx.) allotment. Ideally located within walking distance to restaurants, shops, reserves and schooling; this is the perfect opportunity for someone who wants to invest in a location that provides convenience for all stages of living. There's easy access to local bus links into the CBD and it's just a short drive to multiple shopping centres, in all directions. This long-loved north-facing family home is bursting with opportunity for someone who is looking to invest in a great location and build some equity. Whether you are looking for a home to renovate, a development opportunity or for an investment property, this home is sure to get your attention. For developers, there's significant scope to utilise the land for subdivision and build two freestanding homes (STCC) that would attract a premium price. There are no easements affecting the land making it the perfect investment opportunity. More reasons to buy this home...- Torrens title home- Sub-dividable with 18m (approx) frontage and no elevation- North-facing frontage- Nearby schools include: Northfield Primary School, Cedar College, Heritage College Inc, St Martin's Catholic Primary School, Roma Mitchell Secondary College, St Paul's College, Our Lady of the Sacred Heart College Specifications: CT / 6046/211 Council / Port Adelaide Enfield Zoning / GN Built / 1964 Land / 724m<sup>2</sup> Council Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / \$420 to \$440 per week / Written rental assessment can be provided upon request Nearby Schools / Northfield P.S, Blair Athol North B-6 School, Enfield P.S, Hampstead 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 | 226409