

**73 Branson Avenue, Enfield, SA 5085**



**Sold House**

Saturday, 17 February 2024

73 Branson Avenue, Enfield, SA 5085

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 707 m2**

**Type: House**



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**\$830,000**

RLA 252 299 Get in fast to see this full brick family home on a wide block of approx 707 m<sup>2</sup>. Yes, you can move straight in but those with vision and energy to make it their own will benefit the most. The block is officially large enough to redevelop into two detached allotments (STCC). Even if you are not thinking about it yet - what a great asset to have sitting under you for the future. This north facing home features 3 bedrooms, light filled formal lounge and dining room plus a modernised kitchen. The bathroom and laundry are near original but still in good condition. The house sits within large front and rear gardens. The rear yard has an in ground swimming pool, although it hasn't been used in recent years; with some investment and effort it will be ready for swimming. The back garage has been utilised as a simple rumpus room with an original sauna; currently this is a very functional space, but it would also respond well to further upgrades. Situated close to parks, shops and transport it is only 10 minutes back to the city and has become a hot spot for redevelopment. To finalise a deceased estate - this one will be popular - don't delay, make your offer today. Council: \$1244.50 pa SA Water: \$677.48 pa plus usage ESL: \$143.70 pa