

# 8 Albert Place, Blackwood, SA 5051

## House For Sale

Tuesday, 6 February 2024

8 Albert Place, Blackwood, SA 5051

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1470 m2

Type: House



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## AUCTION Price Guide \$955,000

This one owner solid brick family home was built in 1965 on a huge allotment of approximately 1470m<sup>2</sup>. It has loads of potential - your choice to renovate or demolish - subdivide and redevelop the site (all subject to planning consent). Full land division concept plans are available on request or at the open inspection - you have multiple options on how you choose to develop the site.

- 3x double bedrooms.
- Separate formal lounge with reverse cycle split system air conditioning and combustion wood heater.
- Generous size dining area adjacent to the spacious kitchen with overhead cupboards.
- 2x bathrooms, both with WC's.
- Solar power- 11x panels, approx. 3.8Kw.
- Direct access to a powered garage / workshop approx. 7m x 7m with 2 roller doors. You also have another detached single carport.
- Rear verandah with an enclosed spare room or utility room with roller door and sliding door access
- Multiple rainwater tanks plumbed to the home.

Conveniently situated in the heart of Blackwood, this is a very rare opportunity to secure a place in this tightly held suburb. Featuring a range of cafes, major shops, a variety of schools, easy walk to train or bus, and only 10 minutes drive to Flinders Hospital or Flinders University. Truly a developers or tradies delight!! To go to auction on Saturday 2nd March 2024 on site at 11am.