

**8 Comet Avenue, Netley, SA 5037**



**House For Sale**

Tuesday, 19 March 2024

8 Comet Avenue, Netley, SA 5037

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 755 m2**

**Type: House**



David Paladino

0884476741

## **Auction Sat April 6th 1PM ON SITE (USP)**

Attention developers, renovators, investors, and first-time buyers! Discover the potential of 8 Comet Ave, Netley, as David Paladino proudly presents this solid brick bluestone-fronted home, ripe for transformation. Built circa 1960, this property offers a blank canvas, allowing your creativity to flourish. Nestled in a desirable street surrounded by quality homes, securing your position in Netley has never been more enticing. Sitting on a generous, approximately 755m<sup>2</sup> block with an impressive 18m frontage, the opportunities here are boundless. The home features three bedrooms, one bathroom, and a modern kitchen equipped with a gas cooktop and dishwasher. With 2.7m ceilings and a large lock-up garage at the rear, this property provides a solid foundation for first home buyers looking to enter this sought-after suburb or savvy investors seeking to expand their portfolio. For developers, the substantial allotment and 18-meter frontage present the perfect canvas for your next project (STCC). Key features include: Approximately 755m<sup>2</sup> Frontage: 18m (approx) Solid brick construction 3 bedrooms 1 main bathroom Modern kitchen with gas cooktop and dishwasher Split system heating/cooling Gas heater 2.7m ceilings Large rear lock-up garage with cellar Benefiting from its strategic location, this property offers easy access to Adelaide CBD. Families will appreciate the proximity to Plympton International College and Plympton Primary School, ensuring a seamless school run. Nearby shopping amenities add further convenience and appeal to this well-positioned home. For more information, please contact David Paladino on 0421 649 255. Specifications: CT / 5669/905 Council / City of West Torrens Zoning / General Neighbourhood Built / 1961 Land / 755m<sup>2</sup> Frontage / 18m Council Rates / \$1506 PASA Water / \$TBAPQ