

**83 Coorara Avenue, Firle, SA 5070**

**Boffo**

**House For Sale**

Thursday, 13 June 2024

83 Coorara Avenue, Firle, SA 5070

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 398 m2**

**Type: House**



Tom Chapman  
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## **Auction \$730,000**

**Auction Location: On Site** This is the perfect opportunity to secure an outstanding property in a high demand, city fringe suburb. Add your own touch and bring to life the existing dwelling or look to develop (STCC) and build your dream home. Investors will also see this as an excellent offering in an area that has had strong historical capital growth and rental returns. Ideally positioned on a corner allotment of 398sqm (approximately) and located directly across from a beautiful reserve comprising a playground, basketball court, BBQ and toilets for the family to utilise. Features that make this home special:- Three spacious bedrooms, bedrooms one and three with ceiling fans- Open plan lounge and dining area complete with a ceiling fan and split system air conditioner - Kitchen with gas cooktop and ample cupboard and bench space - Bathroom with bath, shower and separate toilet- Sunroom - Separate laundry- Ducted evaporative cooling - Verandah, perfect for outdoor entertaining - Single carport Ideally located a short distance to the cafes, restaurants and shopping The Parade, Norwood has to offer. Local shopping centres including Firlle Plaza and Marden Shopping Centre are both nearby. In close proximity to sporting facilities, public transport options and some of Adelaide's finest schools including Trinity Gardens, Pembroke and Uni SA Magill Campus. All this and just 6.1kms (approximately) to the CBD and the Adelaide Oval Riverbank precinct.