

**8A Labrina Avenue, Prospect, SA 5082**

**Boffo**

**House For Sale**

Wednesday, 8 May 2024

8A Labrina Avenue, Prospect, SA 5082

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 297 m2**

**Type: House**



Heather Dunn

0882697711

## **Auction \$795,000**

Auction Location: On Site This delightful home offers low-maintenance living and is extremely well-maintained throughout. With north-facing living areas, the home presents an enviable lifestyle in a sought-after prime location. Boasting an effortless floor plan from front to rear and packed with features that tick all the boxes, this home is sure to impress buyers. Features that make this home special: - Three bedrooms, master with walk in robe and plantation shutters- Bedrooms 2 & 3 including built in robes- Main bathroom complete with bath, shower, vanity and W.C.- Second living with sliding door access to external courtyard - Laundry has built in cupboards and 2nd W.C- North facing light bright and airy kitchen with gas appliance, dishwasher and plenty of cupboards - Open plan living and meals space- Rear verandah and tool shed- Solar Panels - Ducted Reverse cycle air conditioning - Carport - Land size 297.67m<sup>2</sup> (approx.) - Rental potential \$620 per week approx. Within easy walking distance to great shopping and entertainment options that Prospect Road offers plus eateries including Frankly Bagels and Bottega Bandito. Also, conveniently close to North Park Shopping Complex, Sefton Plaza and ample public transport options. Located close to a variety of quality schools such as Blackfriars Primary School, Prospect Primary and Nailsworth Primary and zoned for the Adelaide High School and the new Adelaide Botanic High School. All of this and only 4kms (approximately) to vibrant North Adelaide and 6kms (approximately) to the CBD. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174