

97 Daniel Avenue, Globe Derby Park, SA 5110

House For Sale

Tuesday, 21 November 2023



97 Daniel Avenue, Globe Derby Park, SA 5110

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1615 m2

Type: House



Justin Irving
0412289674



Damanjeet Singh
0435788776

Auction - Saturday 2nd December 1pm

Ray White Salisbury is proud to present 97 Daniel Ave Globe Derby Park A corner allotment of 1615 m² with 10 well established horse stables and a well kept family home with adjoining 47 acres (approx.) of private common land, training track and dressage area with valuable access from the rear gate of the property, this property is 1 of 63 attached to the training facility.

THE LOCATION This property is a short trot away from The South Australian Trotting Club. Positioned only 16 kms from the Adelaide CBD and only 5 kms from the Mawson Central Shopping Centre and quality primary and secondary schools such as Mawson Lakes Primary and Endeavour College and UNISA, with a drive time to the Adelaide CBD at only 25 minutes and a neighbourhood filled with lovely families who all share an interest of horses, this is the place to call home.

THE RESIDENCE The home includes timber flooring throughout, spacious and light-filled living, dining and kitchen, ducted reverse cycle air conditioning, bedrooms 2 & 3 with built-in robes, the main bedroom with a walk-in robe and direct access to the main bathroom. Outside features high clearance double garage, rainwater tanks, 10 stables complete with workshop areas, pens, store rooms and horse arena. These stables could be converted in many uses with high clearance, sewer connection and being an enormous 350 sqm in size.

FEATURES:

- 3x Toilets
- Solid Brick
- 3x Bedrooms
- Corner Allotment
- Bedroom 2 & 3 Built-in Robes
- Main Bedroom with Walk-in Robe
- Ducted Reverse Cycle Air Conditioning
- Ceiling Fans to all Bedrooms, Lounge and Dining
- Adjoining 47 Acres of Private Common Land with Training Track and Dressage
- 10x Horse Stables Complete with Workshop Areas, Pens, Store Rooms, Horse Arena and Toilet

This truly is a remarkable opportunity, all the facilities to accommodate the horse enthusiast plus a solid family home. All enquiries welcome.

Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection.

Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale.