

**15 Surrey Street, Blair Athol, SA 5084**



**House For Sale**

Tuesday, 25 June 2024

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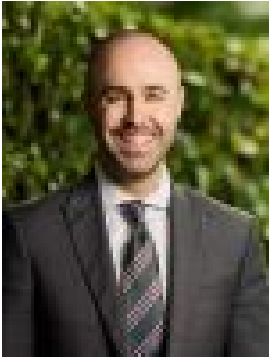
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 808 m2**

**Type: House**



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## Auction On-Site Saturday 13th July 2PM (USP)

Welcome to 15 Surrey Street, Blair Athol, a prime opportunity for renovators, investors, developers looking to subdivide, or those dreaming of building a large home. This property features a three-bedroom, one-bathroom residence with ample parking for four cars. The spacious living room is equipped with a ceiling fan, while the combined kitchen and meals area offers plenty of cabinetry for all your storage needs. Each of the three bedrooms includes a ceiling fan, and one boasts a built-in robe. The bathroom is designed for convenience with a shower and bath, and the toilet is separate. The laundry room provides direct access to the backyard. Step outside to enjoy the intimate side decking area, perfect for small gatherings. The backyard features a large modern verandah, ideal for alfresco entertaining, complete with blinds for added comfort. The expansive grassy area is perfect for children or pets to play, and the double car garage can also serve as a workshop. The property sits on a generous 808 sqm block with a 17.68m frontage, offering potential for subdivision (subject to council consent). Located less than twenty minutes from the city, this home provides easy access to various amenities, schools, shopping centers, parks, and public transport. Nearby dining options include Ada and Old Shutter Cafe and Bistro. For families, the nearby zoned primary schools include Blair Athol North B-6 School, Northfield Primary School, Enfield Primary School, Pooraka Primary School, and Prospect North Primary School. The zoned secondary school is Roma Mitchell Secondary School. This property is not just a home, but a gateway to endless possibilities.

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**RLA 322799 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | PORT ADELAIDE ENFIELD Zone | URN - Urban Renewal Neighbourhood Land | 808sqm(Approx.) House | 267sqm(Approx.) Built | 1951 Council Rates | \$1266 pa Water | \$222 pq ESL | \$145 pa