

**2 Barrington Avenue, Enfield, SA 5085**



**Sold House**

Wednesday, 10 January 2024

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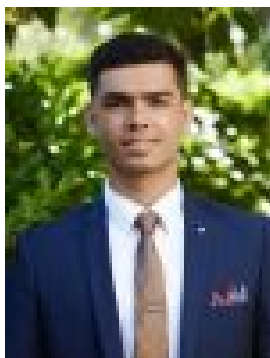
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 746 m2**

**Type: House**



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**\$700,000**

Well positioned in the thriving north, this big block beauty set on a sweeping 746m<sup>2</sup> allotment (approx.) eyes a bold new future and bright new beginnings. From young couples looking for original, solid footings they can update and extend themselves, families after huge space to build the home of their dreams from the ground up, to ambitious developers with stylish subdivision intentions - all possibilities are very much on the table here (STCC). Neat and tidy as is, this mid-century abode also invites easy leasing options while you plan your next step. And with three ample-sized bedrooms, lovely formal lounge with cosy combustion heater, and a light-filled combined kitchen and meals zone, 2 Barrington holds welcome family-friendly appeal in this well-known family-friendly pocket. A sprawling and sunbathed backyard entices with what could be, while this coveted corner block also catches handy rear laneway access. Together with leafy reserves and shopping hubs a short stroll from your front door, nearby primary and high schools including St Gabriel's around the corner making morning commutes traffic and stress-free, and a quick 5-minutes to Sefton Plaza and Northpark Shopping Centre enroute to Adelaide CBD a mere 15 away - this is an exciting opportunity you don't want to let slip through your fingers. Currently tenanted at \$380 per week until July 2024. FEATURES WE LOVE • Huge 746m<sup>2</sup> (approx.) property opening the doors to exciting renovation, extension, rebuild or subdivision potential (subject to council conditions) • Neat and tidy original footprint with lovely formal lounge, combustion heater and split-system AC • Light, bright and airy original kitchen and casual meals zone stepping out to a charming outdoor alfresco area • Generous master bedroom with BIRs • 2 additional ample-sized bedrooms, neat and tidy main bathroom with separate WC, and practical laundry • Sprawling backyard sailing over a sea of lush lawn, sizeable shed and handy rear laneway access LOCATION • Moments to nearby parks and playgrounds, as well as St Gabriel's Primary and a 5-minutes to Roma Mitchell Secondary • Close to local shops and eateries, and a stone's throw to the bustling Sefton Plaza and Northpark Shopping Centre for all your daily essentials • Less than 10-minutes to the vibrant Prospect Road teeming with cafés and restaurants, and 15-minutes to the CBD 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 | City of Port Adelaide Enfield Zone | GN - General Neighbourhood \ Land | 746sqm (Approx.) House | 130sqm (Approx.) Built | 1960 Council Rates | \$1,164.20pa Water | \$163.23pq ESL | \$284.75pa