

21 Enfield Ave, Blair Athol, SA, 5084

Boffo

House For Sale

Thursday, 10 October 2024

21 Enfield Ave, Blair Athol, SA, 5084

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Type: House



John Riggall

Solid Brick Family Home with Endless Potential on a Spacious Allotment!

Discover this solid brick family home, nestled on a generous 696m² (approximate) allotment. With a functional and spacious design, the home features three well-sized bedrooms, an open-plan living and dining area, and a practical eat-in kitchen offering ample space for family life. The expansive backyard is a blank canvas, ready for your personal touch.

Whether you're looking for a place to call home, a solid investment with a tenant already in place, or a renovation project to add your own flair, this property is full of potential. Located in the vibrant community of Blair Athol, this home offers a perfect blend of affordability and future capital growth opportunities.

Features that make this home special:

- Three spacious bedrooms
- Original kitchen with eat-in meals area
- Separate dining room
- Front lounge room
- Walk-in storage in the hallway
- Separate laundry
- Family bathroom
- Ducted reverse-cycle air conditioning
- 5-car undercover parking space
- Undercover entertaining area
- Second shower with potential for a second toilet
- Currently tenanted until March 2025 for \$486.00 per week
- 15.24m frontage (approx.)
- 696m² land size (approx.)

Just a short drive away are multiple shopping precincts including Prospect Road, Churchill Centre, Costco, Sefton Plark, and Northpark Shopping Centre. Within a 5-kilometer radius lie North Adelaide, while the bustling city center is approximately 8 kilometers away. Public transport options are easily accessible via Prospect Road and Main North Road, ensuring seamless connectivity. Additionally, the area boasts numerous parks and reserves, catering to all recreational needs.

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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.

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