

**26 Ballara Avenue, Warradale, SA 5046**



**Sold House**

Saturday, 30 September 2023

26 Ballara Avenue, Warradale, SA 5046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 760 m2**

**Type: House**



Brett Lewis



Paul Harris

0403522342

**\$900,000**

First National Lewis Prior takes pride in presenting this property to the market. Set in this highly sought after locality, this property represents a great chance to purchase a 'Value Add' property with so much potential for development, investment or alternatively renovate and extend to your requirements. The allotment is approximately 760 square metres with a 24.38 metre frontage and is located in the General Neighbourhood Zone suggesting Development potential for up to 3 Row Dwellings or simply sub-divide into 2 allotments (subject to the necessary consents). The existing home was built in the 1950's and is in need of some renovation. The flexible layout offers 3 bedrooms, study/home office, 2 bathrooms and is positioned in Brighton Secondary School Zone. shops, transport, parks and general facilities are close at hand. We welcome your enquiry and encourage you to make a personal appointment to inspect this property at a time that suits you. For more information on this property or to Find Out What Your Home Is Worth . . . FREE, please contact Brett Lewis or Paul Harris.