

**27 Barrington Avenue, Enfield, SA 5085**

Smallacombe

**House For Sale**

Wednesday, 26 June 2024

27 Barrington Avenue, Enfield, SA 5085

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 740 m2**

**Type: House**



John Raptis  
0882714177

**\$695,000**

~ Auction: Saturday 13th July @ 11:00am ~Perfect for first home buyers, investors or developers (subject to consents), this north-facing gem was solidly built in 1954 and exudes charm. Nestled on a tranquil street, this property sits on a generous 740sqm (approx.) allotment. Positioned advantageously for sunlight, the home boasts high ceilings and abundant natural light through expansive windows, creating a spacious and inviting atmosphere. This freestanding Torrens titled home features: \* 2 bedrooms (with the option to reinstate a 3rd bedroom) \* Spacious kitchen with ample cupboard space and meals area \* Master bedroom and bedroom 2 with built in cupboards; master bedroom also includes roller shutters \* Open plan dining and living area \* Upgraded bathroom with a large shower cubicle \* Large laundry with a separate toilet \* Undercover alfresco area at the rear, ideal for gatherings \* Manicured, spacious rear lawns with secure, picture-perfect landscaping for children and pets \* Split system air conditioner \* Established mandarin and apple trees, along with a separate tool shed and rainwater tank \* Sensor lights at the front and rear of the property \* Long driveway with ample off-street parking, including a carport and garage set back from the street The location is exceptional, with a large park and St Gabriel's Primary School just a short stroll away. Main North Road amenities and the Gepps Cross Home Centre are conveniently nearby, ensuring all shopping needs are met. Don't miss out on this outstanding opportunity in a highly sought-after location! Council: City of Port Adelaide Enfield Council Rates: \$1,224.40 per annum SA Water: \$167.84 per quarter ESL: \$142.20 per annum Land Size: 740sqm (approx.) Year Built: 1954 Zoning: General Neighbourhood