

30 Baudin Avenue, Fairview Park, SA 5126



House For Sale

Wednesday, 3 July 2024

30 Baudin Avenue, Fairview Park, SA 5126

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 628 m2

Type: House

Auction - \$595,000

Say hello to a solid brick home set on a generous 628 sqm* lot, presenting a fantastic opportunity for renovation or redevelopment. Whether you're looking to move in right away, restore and rent out, or even take advantage of the subdivision potential (STCA), the possibilities here are truly endless. Welcome home 30 Baudin Avenue, nestled in the heart of Fairview Park and just moments away from a variety of shopping, parks and schools. Though some TLC would enhance its charm, this home is ready for immediate occupancy and boasts a solid foundation, ideal for those looking to create their perfect space. Inside, discover four comfortable bedrooms including the master with ensuite provisions, a generously sized living room, and an open-plan kitchen/meals area with modern stainless steel appliances. The bathroom is well-appointed with a built-in bath, and there's a convenient separate powder room. Classic features such as wooden flooring, large windows, and elegant arched doorways add character and hint at the home's potential. The large backyard offers ample space for outdoor activities, complemented by an expansive verandah that's perfect for entertaining family and friends. Additionally, the empty in-ground pool presents an exciting opportunity: revive it for summer fun or cover it to create even more usable space. And for developers, this one's a no brainer. With the potential to knock down and develop multiple homes on this sizeable lot, subject to council approval, the potential is undeniable. Location is superb. Nearby Fairview Green Shopping Centre provides easy access to your daily essentials, while Westfield Tea Tree Plaza offers a world-class shopping and dining experience just moments away. Nature enthusiasts will delight in the proximity to Nalge Reserve and Fairview Park Reserve, both just a short stroll away – an ideal spot for Sunday picnics. And with the Adelaide CBD only 19km away, this location truly encompasses the best of everything. With its convenient location and abundant potential, this property represents an excellent renovation, investment, or development opportunity that is not to be missed. **The purchaser acknowledges that the property is being sold on an as is basis. All electrical appliances may or may not be in working conditions and no repairs or improvements will be conducted by the vendor prior to settlement. **Check me out:– Torrens Title, 1976 built– Opportunity to move in, rent out, renovate or re-build– Spacious allotment with land size of 628 sqm* – 22.35m frontage– Four spacious bedrooms– Open plan kitchen/meals area– Modern stainless steel appliances– Spacious lounge and formal dining – Bathroom with built-in bath and 3/4 tiled walls– Gas heater to lounge– Large backyard with verandah– Empty in-ground swimming pool– Double carport– Large outdoor shed for easy storage– Great location, minutes from shopping, schools and parks– And so much more...Specifications:CT // 5489/190Built // 1976Land // 628 sqm*Home // 320.5 sqm*Council // City of Tea Tree GullyNearby Schools // Fairview Park Primary School, Surrey Downs Primary School, Banksia Park School R-6, Banksia Park International High SchoolOn behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Joshua Faddoul – 0417 785 277joshuaf@eclipse realestate.com.au RLA 277 085