

**36 Allen Avenue, Brooklyn Park, SA 5032**

**House For Sale**

Saturday, 29 June 2024

36 Allen Avenue, Brooklyn Park, SA 5032

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 653 m2**

**Type: House**



Josch Muscio

0487071399

## Auction 28th of July @12pm

Matthew Girolamo and Josch Muscio from Ray White Flinders Park is excited to introduce to the market this exceptional opportunity to own a solid brick home on a large parcel of land of approximately 653sqm. Welcome to 36 Allen Avenue Brooklyn Park!! This charming home presents an exceptional opportunity for a wide range of buyers, including families, investors, and renovators. Its prime location, conveniently nestled between the city and the sea, provides easy access to urban amenities, coastal recreation, great schools and the airport. The home offers 3 large bedrooms, Granny Flat, lounge room, dining room adjacent to the functional retro kitchen and an extensive outdoor verandah and rear yard providing extra space for the growing family. The enviable yard is fully fenced and secure, perfect for children or pets. A drive through carport leads to the sizable garage with a panel lift door. Features you will love:

- 1956 solid brick home
- Torrens Titled 653m2 allotment | 18.35m frontage (\*\*Approx)
- High ceilings
- 3 x good sized bedrooms
- Large lounge room with good natural light
- Functional kitchen with gas upright stove
- Separate dining area adjacent to kitchen
- Hardwood floors
- Large laundry
- Extensive grassed areas
- Potential to add further value
- Potential for development (Subject to Council Planning Consents)

Just a 15 minute drive into the city or Henley Square and beach. Public transport options nearby. A short walk to Henley Beach Road's cafes and restaurants and local shopping facilities close by including Harbour Town. Cowandilla Primary School, Lockley Primary School, Underdale High School and Emmaus Christian College in close proximity.

\*\*\*Regarding price. The property is being offered to the market by way of Auction, unless sold prior. The vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection

\*\*\*\*Disclaimer - we have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations.