

43 Warren Avenue, Blair Athol, SA, 5084

Boffo

House For Sale

Wednesday, 25 September 2024

43 Warren Avenue, Blair Athol, SA, 5084

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Type: House



Fadi Oudih
0882697711



Surinder Singh

Convenient Location and Spacious Block Everything You Need at Your Doorstep!

Commandingly positioned on the border of Prospect, this blank canvas home is a worthy investment for buyers who have been seeking a home on a traditional sized allotment in a city fringe location.

Offering the new owner a multitude of options including: live in and enjoy, renovate and add your own personal touches, rent out and reap the rewards or redevelop (subject to council consent). Astute buyers will surely be impressed with the property's land size and the potential to add value or to create their dream home.

This property is generously situated on a 697sqm (approximate) allotment with 15.24m frontage (approximate) and no easements, presenting an outstanding opportunity for buyers with a plethora of choices. Providing enough space for the family with four bedrooms, a spacious lounge room plus a sunroom, a great size rear yard and an undercover outdoor entertaining area for the kids and pets.

Don't miss this exciting opportunity to bring your property vision to life in the heart of Blair Athol.

Features that make this home special:

- Comprising of four good sized bedrooms with hardwood floorboards
- Light-filled lounge room equipped with split system air conditioner, gas heater and ceiling fan
- Spacious dine-in kitchen with upright cooktop
- Centrally located main bathroom and separate toilet
- Sunroom
- External practical laundry
- Undercover verandah area
- Expansive rear yard with garden shed and rumpus
- Single carport with roller door access
- Generous 697sqm (approximate) allotment with 15.24m frontage (approximate)
- No easements

Within easy walking distance to great shopping and entertainment options that Prospect Road offers plus eateries including Frankly Bagels and Bottega Bandito. Perfectly located a short drive to several shopping centres including Northpark Shopping Centre and Sefton Plaza. Just a short distance to a variety of quality schools such as St Brigid's School, Prospect North Primary School, Enfield Primary School and Saint Paul Lutheran School as well as child care and early learning centres. Plenty of public transport options as well as parks and recreation facilities are also nearby. All this and just 9kms (approximately) to the CBD.

All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

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.

RLA 313174