

**5 Fisher St, Blair Athol, SA, 5084**



**House For Sale**

Monday, 23 September 2024

5 Fisher St, Blair Athol, SA, 5084

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Prime Opportunity Awaits: Large Allotment in Urban Renewal Zone!

Situated on a large allotment in the Urban Renewal Zone, this property offers an outstanding opportunity. Built in the 1950's, this solid brick family home exudes character and charm, with a massive rear yard serving as a blank canvas awaiting your personal touch. With no easements to restrict your vision, you have the freedom to create your ideal outdoor oasis. Spread across a generous allotment (approximate 668m<sup>2</sup>), there's ample space to bring all your property dreams to life.

Whether you're looking for a place to call home, an investment with a tenant already in place, or a renovation project to unlock its full potential, this property offers the perfect blend of affordability and opportunity. Located in the vibrant community of Blair Athol, it also holds promising future capital growth for savvy buyers.

Features that make this home special:

- No easements
- 18.2m (approx.) frontage
- Urban Renewal Zone
- 668sqm (approximately)
- Three bedrooms with built-in robes and ceiling fans
- Living room with option to utilise as a fourth bedroom
- Kitchen and meals area with air-conditioning
- Main family bathroom
- Separate laundry
- Large rear yard, providing ample space for outdoor activities
- Rear shed, offering additional car storage or workshop space
- Currently tenanted until January 2025 for \$440.00 per week

Just a short drive away are multiple shopping precincts including Prospect Road, Churchill Centre, Gepps Cross Homemaker Centre, and Northpark Shopping Centre. Within a 5-kilometer radius lie North Adelaide, while the bustling city center is approximately 8 kilometers away. Public transport options are easily accessible via Main North Road, ensuring seamless connectivity. Additionally, the area boasts numerous parks and reserves, catering to all recreational needs.

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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.

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