

**52 The Crescent, Blair Athol, SA 5084**



**House For Sale**

Tuesday, 25 June 2024

52 The Crescent, Blair Athol, SA 5084

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 810 m2**

**Type: House**



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## Auction On-Site Saturday 13th July 11:00AM

Nestled in the coveted heart of Blair Athol, just moments from Prospect Road and the tranquil Dingley Dell Reserve, this traditional brick home presents a rare opportunity in one of Adelaide's most sought-after locations. Boasting 3 bedrooms and 1 bathroom, this property combines classic charm with the potential for modern transformation, ideal for those looking to move in immediately, customize their dream home, add to their investment portfolio, or subdivide and redevelop (STCC). Upon entering, you are welcomed into a spacious layout featuring multiple living areas including a generous lounge, a separate dining room (which can easily convert to a third bedroom), and a cozy meals/kitchen area. The functional kitchen, at the heart of the home, offers a free-standing gas stove and oven, ample cupboard space, and room for culinary creativity. Imagine the possibilities of designing your ideal kitchen in this prime setting. The home includes two well-appointed bedrooms complete with built-in robes, serviced by a practical bathroom featuring a shower over bath, sink, and vanity. For added convenience, there's a dedicated laundry room with a separate toilet. Step outside to discover a covered patio, perfect for entertaining or simply enjoying the fresh air, overlooking a spacious backyard brimming with potential. Whether you envision expanding the living space or creating a lush garden retreat, the expansive outdoor area provides endless possibilities. Another feature of this property is the versatile single garage, cleverly converted into a rumpus room with four adjoining storage rooms. With direct access to the rear verandah, these spaces offer flexibility for a workshop or secure storage - a canvas awaiting your personal touch. Set on a level block with established gardens and ample room for children and pets to play, the property also offers off-street parking on the driveway at the front.

**Features:**

- Prime location near Prospect Road
- 3 bedrooms, 1 bathroom
- Traditional brick home
- Multiple living areas
- Functional kitchen with gas stove
- Covered patio and spacious backyard
- Garage/rumpus room
- Established gardens, ample outdoor space
- Subdivision potential (STCC)

Beyond its immediate charms, this home enjoys proximity to multiple shopping precincts including Prospect Road, Churchill Centre, Gepps Cross Homemaker Centre, and Northpark Shopping Centre. Commuting is effortless with easy access to Main North Road and public transport options, ensuring you're connected to the city center within approximately 15 minutes, the beach within 20 minutes, or the Adelaide Hills in under 30 minutes. Don't miss the chance to secure this rare gem in Blair Athol - an opportunity to create the lifestyle you've always desired in a location that epitomizes convenience and community. Whether you're seeking a comfortable family home or an astute investment, this property promises enduring appeal and potential. Envision the future that awaits at this prime address. Currently tenanted at \$960 per fortnight until March 2025.

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Grange RLA 314 251 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood Land | 810sqm (Approx.) House | 223sqm (Approx.) Built | 1960 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa