

8 Enfield Avenue, Blair Athol, SA, 5084



House For Sale

Friday, 30 August 2024

8 Enfield Avenue, Blair Athol, SA, 5084

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Opportunity Awaits In A Prime Location

Welcome to 8 Enfield Avenue, Blair Athol-a prime opportunity for investors, renovators, or those dreaming of developing and building a large home. This charming 3-bedroom, 1-bathroom property sits on an expansive 692sqm block, offering endless potential.

As you enter, you'll be greeted by a light-filled living room that flows seamlessly into the dining area. The kitchen, waiting for your personal touch, opens up to a spacious living room, making it ideal for family gatherings. Each of the three generously sized bedrooms provides ample space for comfort and relaxation. The backyard is perfect for outdoor entertaining, with easy-care gardens and a large shed offering extra storage. Off-street parking is conveniently available in the driveway.

Located in a desirable neighborhood, this home is just a short stroll from the fully fenced Dingley Dell Reserve and playground, perfect for walks with the dog or outings with the kids. You'll also find Sefton Park and NorthPark Shopping Centres nearby, while Prospect Road's vibrant cafes, eateries, and Nova Cinemas are just a 5-minute drive away.

The area is well-serviced by local schools, including Enfield Primary, Our Lady of the Sacred Heart College, Prospect North Primary, St Paul Lutheran, Blair Athol North, St Gabriel's, Rosary Priory, and Blackfriars Priory, making this a perfect spot for families.

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.

RLA 322799

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 | 692sqm(Approx.)

House | 178sqm(Approx.)

Built | 1956

Council Rates | \$1,432.65pa

Water | \$195.23 pq

ESL | \$332.60pa