

**8 Kelvin Avenue, Warradale, SA, 5046**



**House For Sale**

Saturday, 14 September 2024

8 Kelvin Avenue, Warradale, SA, 5046

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

**Situated in a prime location, ready to be taken to the next level.**

Nestled in the desirable suburb of Warradale, this three-bedroom home presents an excellent opportunity for developers (STCC) or renovators seeking a blank canvas. With endless potential, this property is the ideal site for those looking to create something special.

The home offers a practical layout, featuring three well-sized bedrooms, a bathroom with a separate toilet for convenience, and a lounge and dining area that encourages comfortable living. The kitchen has been updated and provides a functional space for preparation.

Outside, a lockup single garage and a garden shed offer ample storage options. The generous yard is perfect for those with a green thumb or for future extensions or landscaping projects. Positioned in a family-friendly area, this property is close to schools, shops, public transport, and recreational facilities.

Not to be missed:

- Potential development (STCC).
- Separate laundry.
- Gas heating.
- Ducted R/C air conditioning.

Whether you're an investor or a homeowner with a vision, this potential development site holds the promise of a rewarding project in a prime location. With easy access to Westfield Marion, five-minute walk to Warradale Train Station and short distance to some of Adelaide's finest beaches.

Don't miss this unique chance to secure your place in Warradale.

CT / 5673-315

Year Built / 1959

Council / City of Marion

Council Rates / \$1,334.95 per annum

SA Water / \$204.56 per quarter

Zone / General Neighbourhood (GN)

School Zoning / Brighton Secondary School (Zoned), Warradale Primary School