

**8 Truscott Road, Enfield, SA, 5085**

**CENTURY 21**

**House For Sale**

Tuesday, 1 October 2024

8 Truscott Road, Enfield, SA, 5085

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## RENOVATE OR REDEVELOP

James Karpiuk and the team at Century 21 KPG is proud to present this wonderful opportunity at 8 Truscott Road, Enfield, perfect for those seeking a larger allotment to call home, or for that next project piece.

A substantial 1950's built, solid brick home, situated on generous grounds of 702sqm (refer title), comprising an inviting entrance hall, 4 spacious bedrooms, a separate lounge, kitchen, dining, bathroom, and separate toilet and laundry area, double length carport, expansive shed/garage, perfect for additional storage or future work shed, and outdoor entertaining,

Surrounded by quality homes, close to all amenities, facilities, and public transport, with just a bit of TLC, transform this home into your ideal family home, or re-develop in a highly sought after suburb.

Features Include:

- 4 Bedrooms, all with built in robes,
- Lounge room with air-conditioning and heating
- Spacious rear yard with undercover entertaining
- Carport suitable for two vehicles,
- Generously sized shed/garage

Ideally positioned within close proximity to Northpark and Sefton Park shopping centres, Main North Road just around the corner with public transport providing direct access to the CBD, quality schooling options include St Pauls Lutheran, Enfield Primary School, Prospect North.

Opportunity Knocks - Reap the Rewards!

FACTS:

Built: 1950

Land: 702m (approx. - refer title)

Frontage: 18.89m (approx.)

Depth: 37.15m (approx.)

Council: City of Port Adelaide Enfield

Zoning: GN | General Neighbourhood

Easements/Encumbrances: None Known

Council: \$1,127 (approx.) per annum

Water: \$680 + usage (approx.) per annum

ESL: \$50 (approx.) per annum

Auction On-Site Saturday 19th October @ 10.30am (USP)

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 29 Main street Mawson Lakes SA 5095 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.

Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions.

Rendered Images are for illustration purposes only. Images are indicative of potential home/s suitable to be built on this allotment. Size and quantity of home/s dependent on relevant approvals being granted.