

**28 Enfield Avenue, Blair Athol, SA, 5084**

**Boffo**

**Land For Sale**

Friday, 16 August 2024

28 Enfield Avenue, Blair Athol, SA, 5084

Type: Land



Surinder Singh



Fadi Oudih

0882697711

## **Unlock the Potential!**

Commandingly positioned on the border of Prospect, this blank canvas home is a worthy investment for buyers who have been seeking a home on a traditional sized allotment in a city fringe location.

Nestled in an excellent location, within walking distance to Dingley Dell Reserve comprising a playground and basketball court and a short drive to the fantastic Churchill Road shopping precinct and Prospect Road with its incredible eateries and boutique shopping.

Set on a generous 695sqm (approximate) block with a 15.24m (approximate) frontage in the popular high growth area of Blair Athol, this home offers the new owner a multitude of options including: renovate and add your own personal touches, rent out and reap the rewards or redevelop (subject to council consent).

Features that make this home special:

- Generous 695sqm\* (approximate) allotment
- 15.24m\* (approximate) Frontage
- 45.54m\* (approximate) Depth
- Two well-sized bedrooms
- City of Port Adelaide Enfield
- NBN connected
- No easements

Perfectly located a short drive to several shopping centres including Northpark Shopping Centre and Sefton Plaza. Just a short distance to a variety of quality schools such as St Brigid's School, Prospect North Primary School, Enfield Primary School and Saint Paul Lutheran School as well as child care and early learning centres. Plenty of public transport options as well as parks and recreation facilities are also nearby. All this and just 7kms (approximately) to the CBD.

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