

**8 Jolly Avenue, Northfield, SA, 5085**



**Land For Sale**

Wednesday, 14 August 2024

8 Jolly Avenue, Northfield, SA, 5085

Type: Land

## Invest, Live or Develop: Versatile Northfield Property!

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*

Virtual Tour Link: <https://shorturl.at/PBuVa>

Auction Saturday the 14th of September 2024 onsite at 3:30pm (Unless Sold Prior)

To submit an offer, please copy and paste this link into your browser:

<https://www.edgerealty.com.au/buying/make-an-offer/>

Mike Lao, Brendon Ly and Edge Realty RLA256385 are proud to present to the market this charming home nestled on a massive 1,014sqm block (approx) with a generous 28.77m (approx) frontage this solid brick home offers comfortable living while presenting exciting possibilities for the future. With subdivision plans ready, this property is perfect for families, investors, or developers seeking to capitalise on the location. The property is currently tenanted with a fixed lease of \$465 per week in place until 12/10/2024 for instant returns.

You enter into the light-filled lounge, with the classic charm of pine floorboards. The warm glow of the oyster light, creates an inviting atmosphere. A cozy gas heater and the convenience of a reverse cycle air conditioner ensure year-round comfort.

From here, you can step into the combined kitchen and meals area, providing a perfect spot for casual dining or entertaining guests. The kitchen is a practical space, featuring a Euromaid freestanding gas cooktop and oven. Delight in the ample storage available with a built-in pantry and vinyl wrap cabinetry. The combination of stone benchtops, tile splashback, and timeless pine floorboards add a touch of sophistication to this functional space.

The home comprises three well-appointed bedrooms, each offering a peaceful retreat. The master bedroom is a private sanctuary with a mirrored built-in robe, vertical blinds and ducted air conditioning. The remaining bedrooms are generously sized and feature ducted air conditioning and pine floorboards, ensuring comfort and practicality for family members or guests. The family bathroom is equipped with both a shower and bath, catering to everyone's needs, while a separate toilet adds convenience. The laundry, with its built-in storage options and external access, completes the functional layout of the home.

Step outside to discover a world of possibilities. The double-width carport offers ample space for vehicles and storage, while the workshop provides a dedicated area for hobbies or DIY projects. The generous backyard is a blank canvas, perfect for children's play, entertaining, or exploring the potential of subdivision. This area also boasts two concrete patios, providing perfect spaces for outdoor dining or relaxation.

Key features you'll love about this home:

- 1,014sqm approx allotment and proposed subdivision plans
- Mitsubishi 4 zone ducted reverse cycle air conditioning
- Pine floorboards throughout
- Secure extra wide double width carport with roller doors
- Rinnai B16 instant gas hot water system
- NBN ready

Enjoy the best of both worlds with a fantastic lifestyle on offer. The nearby LJ Lewis Reserve Playground and Dog Park provide ample green space for family fun and furry friends, while the serene Stockade Botanical Garden offers a peaceful retreat. For daily conveniences, Drakes Mini Walkley Heights, Northgate Shopping Centre, and Ingle Farm Plaza are just moments away, catering to all your shopping needs. Families will appreciate the proximity to quality education with Roma Mitchell Secondary College, Northfield Primary School, and the Northfield Child Parent Centre nearby.

Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!

Year Built / 1965 (approx)  
Land Size / 1,014 sqm (approx - sourced from Land Services SA)  
Frontage / 28.77m (approx)  
Zoning / GN - General Neighbourhood  
Local Council / City of Port Adelaide Enfield  
Council Rates / \$1,725 pa (approx)  
Water Rates (excluding Usage) / \$874.20 pa (approx)  
Es Levy / \$180.30 pa (approx)  
Estimated Rental / \$550-\$600pw  
Current Rental / \$465pw until 12/10/2024  
Title / Torrens Title 5684/338  
Easement(s) / Nil  
Encumbrance(s) / Nil  
Internal Living / 100.2sqm (approx)  
Total Building / 191.3sqm (approx)  
Construction / Solid Brick  
Gas / Connected  
Sewerage / Mains

For additional property information such as the Certificate Title, please copy and paste this link into your browser:  
<https://vltre.co/d6Hfel>

If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.

Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: <https://www.edgerealty.com.au/>

Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.