



# FOR SALE

## REDUCED TO SELL - CORNER ALLOTMENT OPPORTUNITY

Local @realty agent Shane Magor, proudly presents 22 Finnis Street, Marion FOR SALE.

Positioned on approx. 591m2 corner allotment presents this solid original dwelling ideal for investors, developers or owner occupiers in a sought after and progressive area.

Perfect timing for any developer (STCC) with the neighbouring property of similar age and style also on the market which would provide approx. 1191m2 with this being the key corner site.

Still in its original condition, this property has loads of potential and would make a great affordable family home or investment property.

Currently rented until early February 2019, this property has an estimated rent potential estimated by Southern Residential & Commercial Management of approx. \$330 to \$350 per week.

Additional features include:

- Centrally located original kitchen
- Large north facing living room with beautiful natural light
- Large master bedroom
- Under main roof front veranda
- Retro original bathroom
- Off street parking and side access into garage / workshop

Please call your local independent real estate professional on 0400 254 933 for additional information or to make arrangements to view this property.

Shane Magor @realty  
- 67 Beach Road, Christies Beach SA 5165  
- PO Box 66, Sellicks Beach SA 5174

3 BED | 1 BATH | 2 CAR

PRICE:

\$390,000 to \$399,000

OPEN FOR INSPECTION:

N/A



**Shane Magor**

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.