



**SOLD**

## AFFORDABLE FIRST HOME OR INVESTMENT

It sure is hard to surpass this golden opportunity whether you are intending to enter the property market or looking to grow your investment property portfolio. Built in 1946, this freshly repainted solid brick home on approx. 696M2 of desirably flat block exhibits original features with moderate updates that are bound to meet your individual needs.

### Features At A Glance:

- Three large bedrooms, master with built-in robe
- Updated kitchen with ceiling fan and brand-new floorboards
- Gas cooking and water heating
- Wooden floors throughout
- Separate bathroom, laundry and WC
- Expansive backyard with tool-shed and rainwater tanks
- Garage/Workshop with mechanical pit and hoist frame
- Secure linear multi-car-parking spaces
- Surprisingly quiet, wide street presence
- Rental expectation of \$350/wk

This prime location speaks volume being in close proximity to major shopping precincts such as: Sefton Park, North Park, Churchill Centre, Bunnings and Costco. Families with young children can look forward to a quick 'hop and skip' every morning to Enfield Primary School, bus stops en-route frequently to UniSA Mawson Lakes Campus and Adelaide CBD in approx. 15 - 20 mins respectively. Act fast to secure your future interest as this property is certain to sell. Enquire now and.....' hop to it!'

(You should seek independent advice on the suitability of this property for your own requirements).

Rates: \$975.35 p.a. approx.

Water: \$74.45 p.q. approx.

Sewer: \$90.84 p.q. approx.

ESL: \$240 p.a. approx.

Landsize: 696SQM

Built: 1946

**3 BED | 1 BATH | 3 CAR**

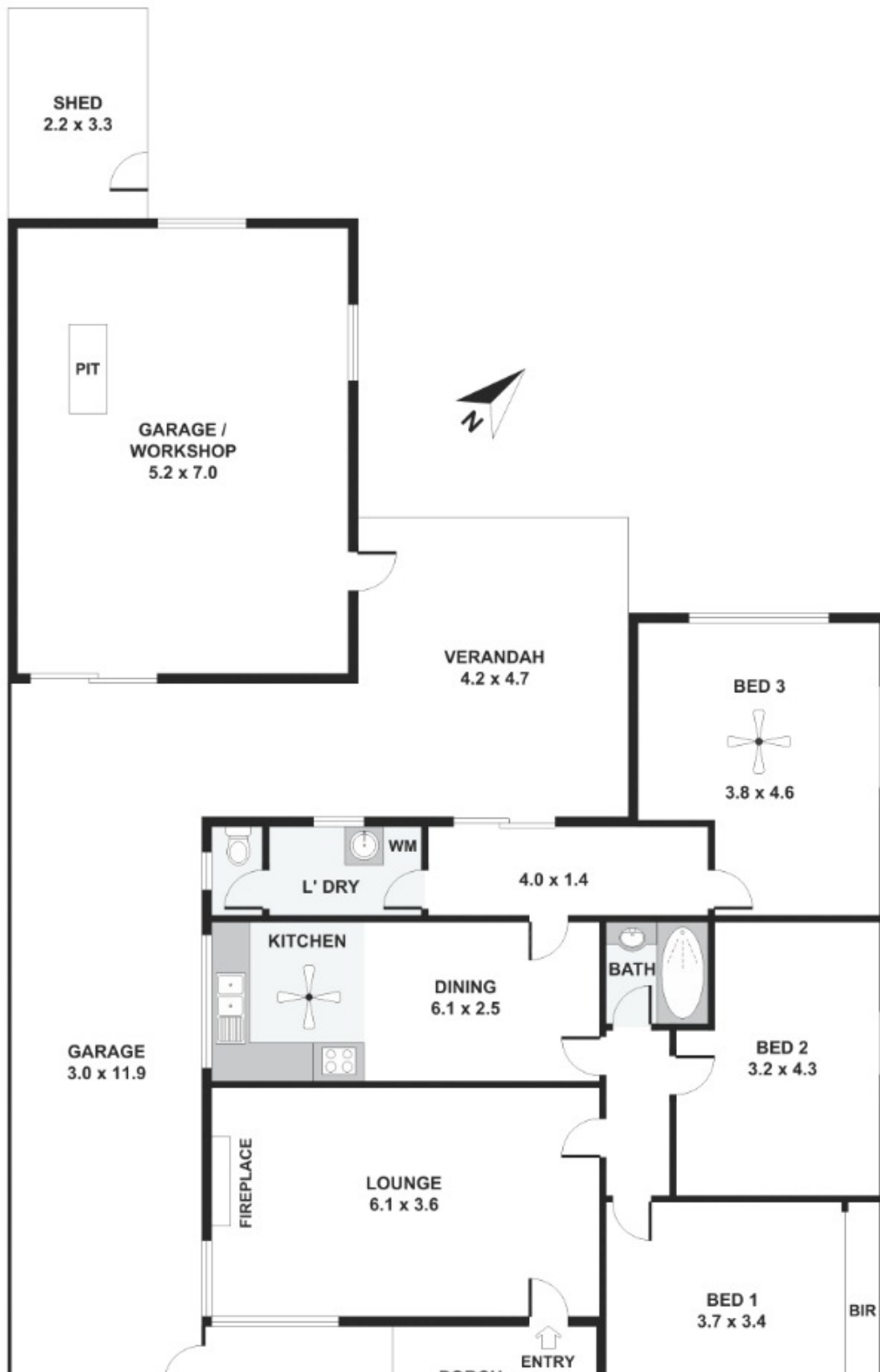
**PRICE:**  
\$410,000

**OPEN FOR INSPECTION:**  
N/A



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# 22 Fitzgerald Avenue, Enfield



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.