

**SOLD**

## PRICED TO SELL IDEAL LOCATION AND OPPORTUNITY

Looking for the quiet side of Blackwood this is it . what a location . Not only is the property close to the Blackwood Shopping precinct, it is also within walking distance to facilities such as the local Doctors and Schools. Trains and Buses provide a choice of public transport and allows a rural lifestyle whilst still being only a 20 minute drive to Adelaide .The home is located on a 841m2 allotment with 18.9m street frontage and is situated within the R(H)-Residential (Hills) Zone .

The Home has 3 Bedrooms ,1 Bathroom , separate W/C , 2 living areas and Laundry adjacent to the Kitchen. There are 2 outside areas, one being a small decked area accessible from the Dining room and the other is a full length veranda at the rear of the home leading out to a large paved area for those summer BBQ's .

A Double Garage with sliding doors, concrete floor and power connected completes the property.

### OUTSTANDING ATTRIBUTES ARE .

Surrounded by Takeaways & Shops

Fantastic Rental

Solar Panels 3KW approx.

Perfect Knockdown & Rebuild

Location, Location

For further details and to inspect please call Owen Phelan on 0407 664 491

RLA 269823

3 BED | 1 BATH | 0 CAR

PRICE:  
\$415,000

OPEN FOR INSPECTION:  
N/A



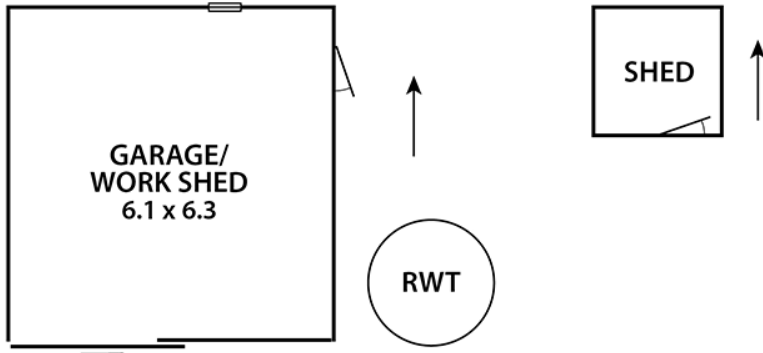
**Owen Phelan**

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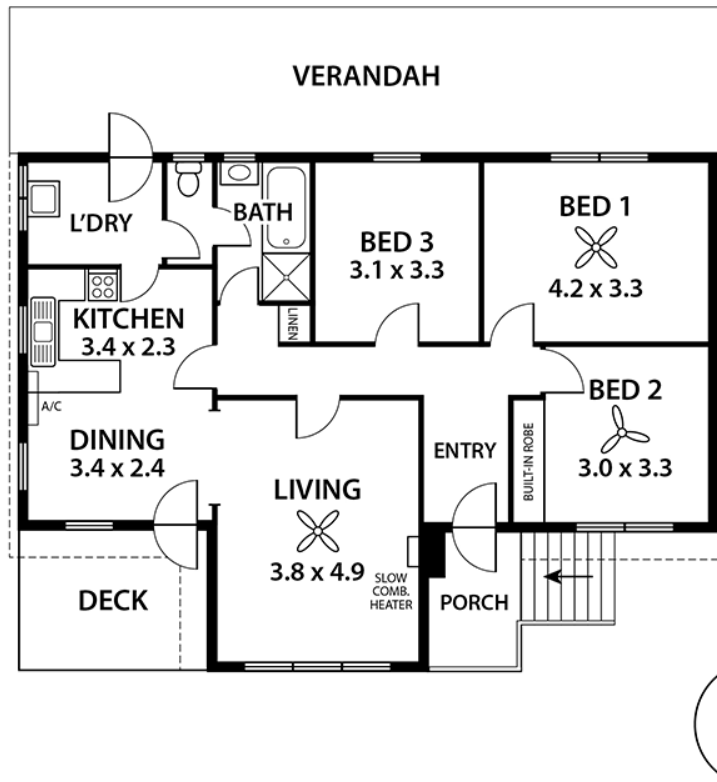
[www.atrealty.com.au](http://www.atrealty.com.au)

RLA: 269823



**AREA**

LIVING:	99.7 m <sup>2</sup>
PORCH:	4.6 m <sup>2</sup>
DECK:	9.3 m <sup>2</sup>
VERANDAH:	35.0 m <sup>2</sup>
GARAGE / WORK SHED:	38.1 m <sup>2</sup>
SHED:	5.8 m <sup>2</sup>
<b>TOTAL:</b>	<b>192.5 m<sup>2</sup></b>



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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.