



**SOLD**

## UNCONDITIONAL CASH SALE TO VENDOR'S SATISFACTION

SOLD BY AGGIE SERAFIN

DO YOU NEED HELP SELLING YOUR HOME?

Price Guide- \$900,000- \$950,000

An opportunity to purchase an original 2br State Bank Bungalow home built in 1925. This lovely property is located in cul-de-sac position, and only steps to the River Torrens Linear Park.

Take advantage of this great location, so close to some of Adelaide's private and public schools, and the shopping district such The Avenues, Norwood Parade, Walkerville Terrace, and Marden shopping Centre.

Owner Occupied by the same family for over 21 years, this home comprises an allotment of approximately 836m2 with a frontage of approximately 18.7 m2. Opportunity to upgrade, renovate, or start from scratch and build your new home (STCC- subject to council consent)

First formal open on Tuesday 9/3/21 6-7pm. Second formal open on Saturday 13/3/21 cancelled on Vendor's instructions.

### \*DISCLAIMER

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age

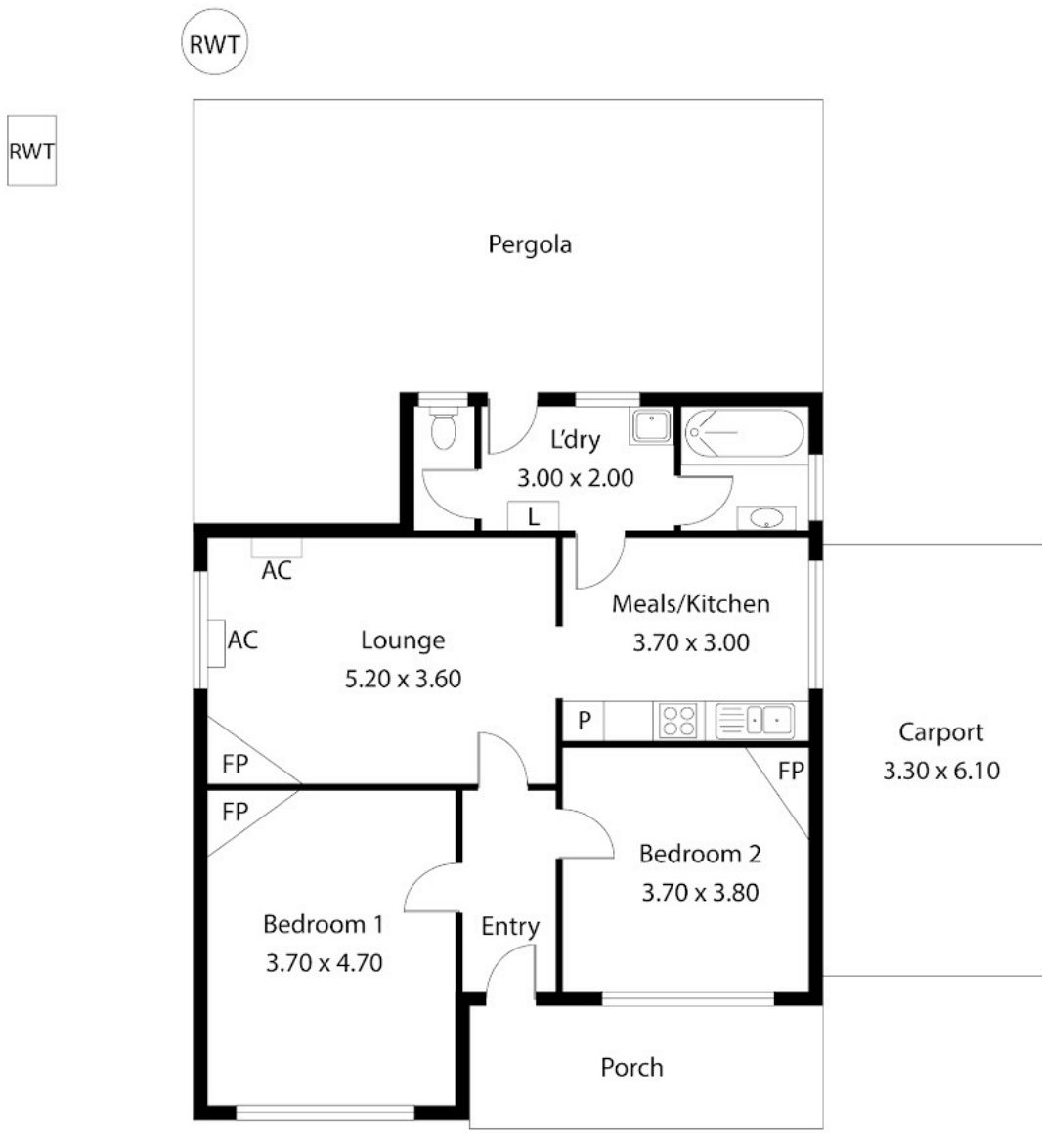
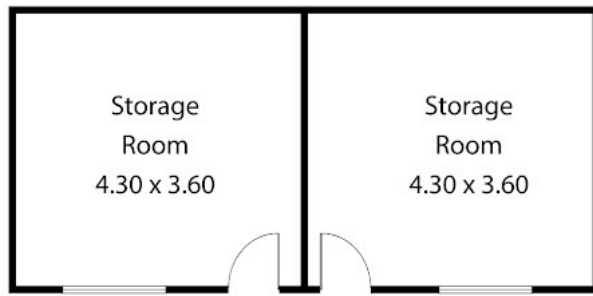
2 BED | 1 BATH | 1 CAR

PRICE:  
\$1,005,000

OPEN FOR INSPECTION:  
N/A



**Aggie Serafin-Anfiteatro**  
0431171409  
aggie.serafin@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)  
RLA: 269823



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.

Carport: 20.13SQ.M  
Storage: 30.96SQ.M