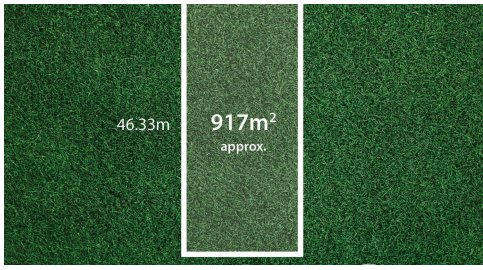
12 ASTRID AVENUE, WARRADALE, SA, 5046

Simon Tait
POWERED BY @realty REAL ESTATE









SOLD

917M2 (APPROX) BLOCK, EXCITING DEVELOPMENT POTENTIAL, 4 BEDROOM HOME, 2 LIVING AREAS

What a superb parcel of real estate! Very large block with a valuable northerly rear aspect, a substantial family home, and in a very high demand location.

The solid brick home was built around 1970 and is in near original condition, offering a blank canvas to refresh and modernise. It consists of 4 bedrooms, lounge room, family room, kitchen, dining room and bathroom. Outside there is a huge backyard, central courtyard and a 'drive through' lock-up carport under the main roof.

The land measures 19.81 m X 46.33 m with an impressive total of 917m2. It is located in the General Neighbourhood zone and offers huge flexibility and potential for a future development (subject to necessary consents).

Astrid Avenue is located in one of the area's most popular pockets. It is a quiet residential location adjacent Bowker Street Reserve and within easy proximity to Glenelg, Brighton and Marion precincts, the train, the beach and in the Brighton Secondary School Zone.

A blue chip opportunity - don't miss it!

Auction on the property Saturday September 4th at 11.30 a.m.

The Section 7 Vendors Statement may be inspected at Level 21, 25 Grenfell Street, Adelaide, SA for 3 consecutive business days immediately preceding the auction and at the auction 30 minutes before it commences. RLA 269823

4 BED | 1 BATH | 1 CAR

PRICE:
$1,000,000

OPEN FOR INSPECTION:
N/A



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RLA: 269823



243m²	162m²	31m²	25m²	10m²	15m²
TOTAL	Living	Shed	Garage	Porch	Outdoor Entertaining

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**

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.

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