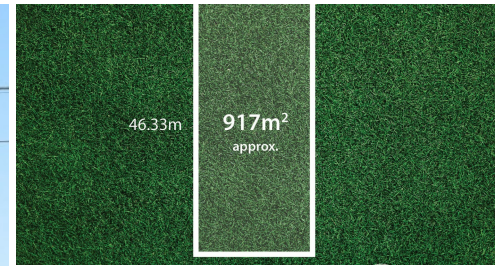


12 ASTRID AVENUE, WARRADALE, SA, 5046

Simon Tait

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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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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.