



**SOLD**

## CORNER BLOCK 710M<sup>2</sup> APPROX, 3/4 BEDROOMS, VERY LARGE GARAGE WORKSHOP, PRIME LOCATION

What a superb parcel of real estate! A valuable corner block with northerly rear aspect, an attractive family home and in a very high demand location.

The home has been much loved and has immense street appeal with its red brick and terra cotta tiled roof complemented by shady trees and a beautiful garden. It provides excellent family accommodation including 3 bedrooms, 4th bedroom/sitting room, L-shaped lounge/dining, bathroom plus 2nd shower & toilet and kitchen overlooking the back garden.

There is also a huge garage workshop with a high ceiling, providing room for cars and a decent working space. Plus, there is a separate carport.

The block measures 17.37m x 41.14m (minus corner cut-off) with a total of 710m<sup>2</sup> (approx). The trees, lawn and gardens provide a lovely environment for family living and room for further extensions. Also, it is located in the General Neighbourhood zone and offers huge flexibility and potential for future re-development (subject to necessary consents).

Ormonde Avenue is located in one of the area's most popular pockets. It is a quiet residential location close to 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 November 20th 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

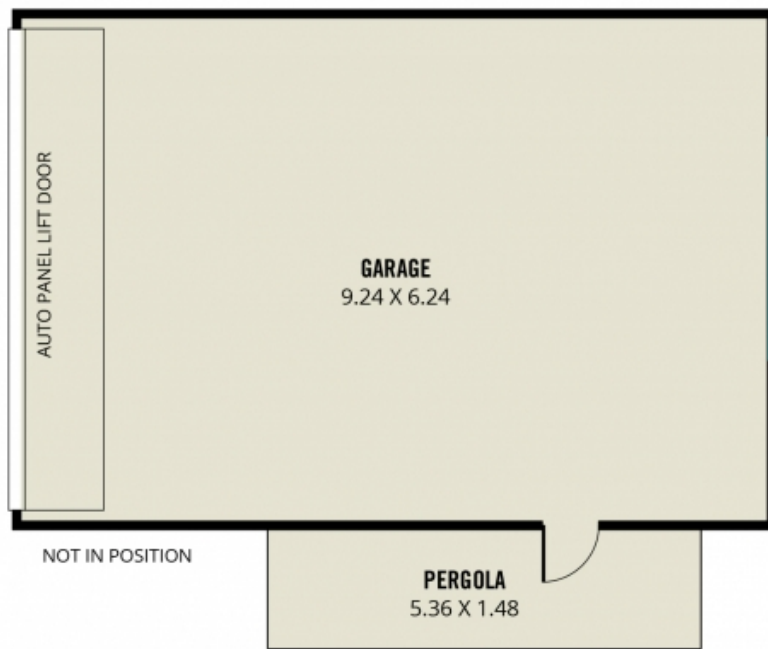
**3 BED | 1 BATH | 2 CAR**

PRICE:  
\$945,000

OPEN FOR INSPECTION:  
N/A



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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.

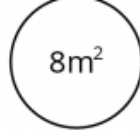




**TOTAL**



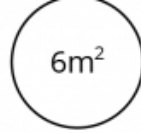
Living



Pergola



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.

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