

2 OMAR AVENUE, WARRADALE, SA, 5046



**SOLD**

**4 BEDROOM HOME ON 917 M<sup>2</sup> - 19.8M  
FRONTAGE - FANTASTIC FOR A FAMILY -  
GREAT DEVELOPMENT POTENTIAL - SUPERB  
LOCATION IN THE 'BRIGHTON HIGH' ZONE**

This home has been lovingly cared for by the same family since new, around 1968. Situated on a large block with oodles of backyard, it was built to last, with plenty of accommodation, and it is proudly located in this now 'hotspot' residential pocket.

The floorplan consists of 4 bedrooms (all with built-in robes), kitchen with adjoining casual dining, living room, family room, bathroom, 2nd toilet, lock-up garage, extra long carport and verandah / outdoor entertaining area.

The block is an impressive 917m<sup>2</sup> (approx) - 19.8m x 46.32m. There is plenty of room for further extensions, pool, garaging etc. and still have some room for the kids to play. Alternatively, this size block with this frontage represents an excellent development opportunity (subject to consents) making it very attractive to investors and developers.

Omar Avenue is a very desirable location with so much so close. Bowker Reserve is just down the road, Brighton Secondary School an easy walk, bus stop and train station minutes away, and Marion Shopping Centre, Brighton Precinct and the beach are within quick reach.

This is a very rare and exciting opportunity!

Twilight Auction Tuesday January 28th at 6.00 pm.

RLA 298528 RLA 269823

**4 BED | 1 BATH | 3 CAR**


PRICE:  
\$1,325,000

OPEN FOR INSPECTION:  
N/A



**Simon Tait**  
**0419853945**  
simon@taitre.com.au  
taitre.com.au  
RLA: 269823



274m <sup>2</sup>	159m <sup>2</sup>	14m <sup>2</sup>	21m <sup>2</sup>	9m <sup>2</sup>	71m <sup>2</sup>	
TOTAL	Living	Shed	Carport	Porch	Verandah	

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.