

68 BALMORAL AVENUE, WARRADALE, SA, 5046

**Simon Tait**

POWERED BY  
@realty

REAL ESTATE



29.03 M

**440 M<sup>2</sup>**  
(APPROX)



# FOR SALE

## LAND 440 M<sup>2</sup>, 3 BEDROOMS, 2 LIVING AREAS, HOT SPOT LOCATION

Inspection by appointment only. Opportunity knocks for those energetic buyers willing to refresh and modernise. It has excellent accommodation and is ideally located in popular Warradale and just moments away from an abundance of open space.

It consists of 3 bedrooms, separate living room, kitchen leading to a dining/meals area, and a spacious family room.

Outside includes a substantial covered courtyard/entertaining area, front yard and a double carport.

Balmoral Avenue has so much close by. Beautiful Bowker Reserve is just metres away, Brighton Secondary School is an easy walk, bus stop & train station within easy reach, and just a quick trip to Westfield Marion, Brighton and Glenelg precincts and the beach.

This is an exciting opportunity for a first home buyer to enter the Warradale market.

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

**PRICE:**

**\$850,000 - \$900,000**

**OPEN FOR INSPECTION:**

**N/A**



**Simon Tait**

**0419853945**

[simon@taitre.com.au](mailto:simon@taitre.com.au)

[taitre.com.au](http://taitre.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.

**Simon Tait**  
0419853945  
simon@taitre.com.au  
taitre.com.au

**226m<sup>2</sup>**

156m<sup>2</sup>

21m<sup>2</sup>

41m<sup>2</sup>

8m<sup>2</sup>

@realty





**TOTAL**



Living



Verandah



Carport



Porch



---

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**