

78 BALMORAL AVENUE, WARRADALE, SA, 5046



FOR SALE

PRIME DEVELOPMENT SITE, 780M², 19.8M FRONTAGE

Situated in a very popular pocket of Warradale, this very original home presents an exciting challenge to the renovator and an equally exciting opportunity to the developer.

The home was built around the 1960's and now presents itself as a 'blank canvas' to the home renovator. It consists of 3 bedrooms, kitchen-dining, lounge, bathroom, rear sunroom, and garage.

The land is an impressive 780m² and an excellent frontage of 19.8m, making it ideal for re-development (STCC) under the General Neighbourhood Zone.

Balmoral Avenue is perfectly positioned near Bowker Reserve, Brighton Secondary School, public transport, Marion Shopping Centre, the Brighton precinct, and the beach.

This is a an exciting opportunity in a highly desirable location.

Price Guide: \$1,275,000

3 BED | 1 BATH | 0 CAR

PRICE:
Auction

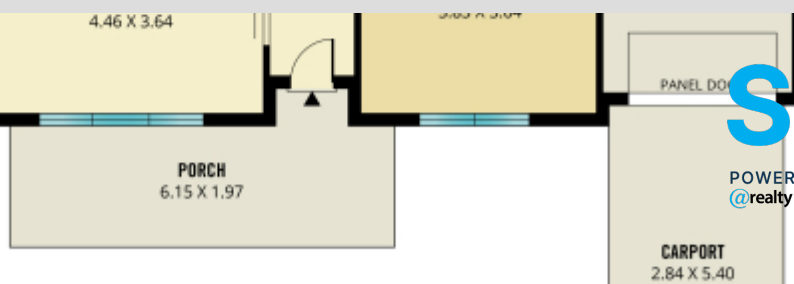
OPEN FOR INSPECTION:
N/A



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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



Shed



Garage



Porch



Carport



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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