







23 Brigalow Avenue, Blackwood

A Renovator's Opportunity - Bring Your Vision!

Positioned on a generous 812sqm allotment in a tightly held and highly sought-after location, this substantial home presents an opportunity for buyers with vision who are prepared to roll up their sleeves and unlock its potential.

Having not been refreshed or modernised for some time, the property is certainly showing its age and will benefit from updating throughout. However, for renovators, investors or buyers looking to create something of their own, there is plenty of scope to improve, personalise and add value.

The existing floorplan offers generous proportions and multiple living areas, providing a solid starting point for those looking to undertake a renovation or transformation.

The accommodation comprises a formal lounge and dining area, a spacious kitchen with breakfast bar overlooking the tiled family and meals area and four well proportioned bedrooms.

The main bedroom is privately positioned at the front of the home and features a bay window, walk-in robe and ensuite. Bedrooms two and

4 2 4

FOR SALE
$950,000-$980,000

VIEW
Sat 21st Nov @ 12:30PM - 1:00PM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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three include built-in robes and are serviced by a practical three-way family bathroom.

Further features include a separate laundry, double lock-up garage with internal access and ample storage.

Outside, a paved entertaining area overlooks the expansive backyard, with plenty of space to reimagine the grounds, extend the outdoor entertaining area or simply enjoy the generous allotment.

Conveniently located close to local shopping, quality schools, public transport and everyday amenities, the position adds further appeal to this value adding opportunity.

Be prepared to renovate, modernise and make it your own. With its substantial 812sqm allotment, generous floorplan and sought after location, this is an opportunity for buyers who can see beyond the current presentation and recognise the potential on offer.

Property Details:
Council: City of Mitcham
Council Rates: $2,067.65pa
SA Water: $921.28pa
House Size: 180 sqm
Land Size: 812 sqm (approx)
Year Built: 2000

For further information please contact Jarad Henry or Debbie Mundy.

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Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 182909

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MORE DETAILS

Property ID	QDMGW0
Property Type	House
House Size	180 m2
Land Area	812 m2

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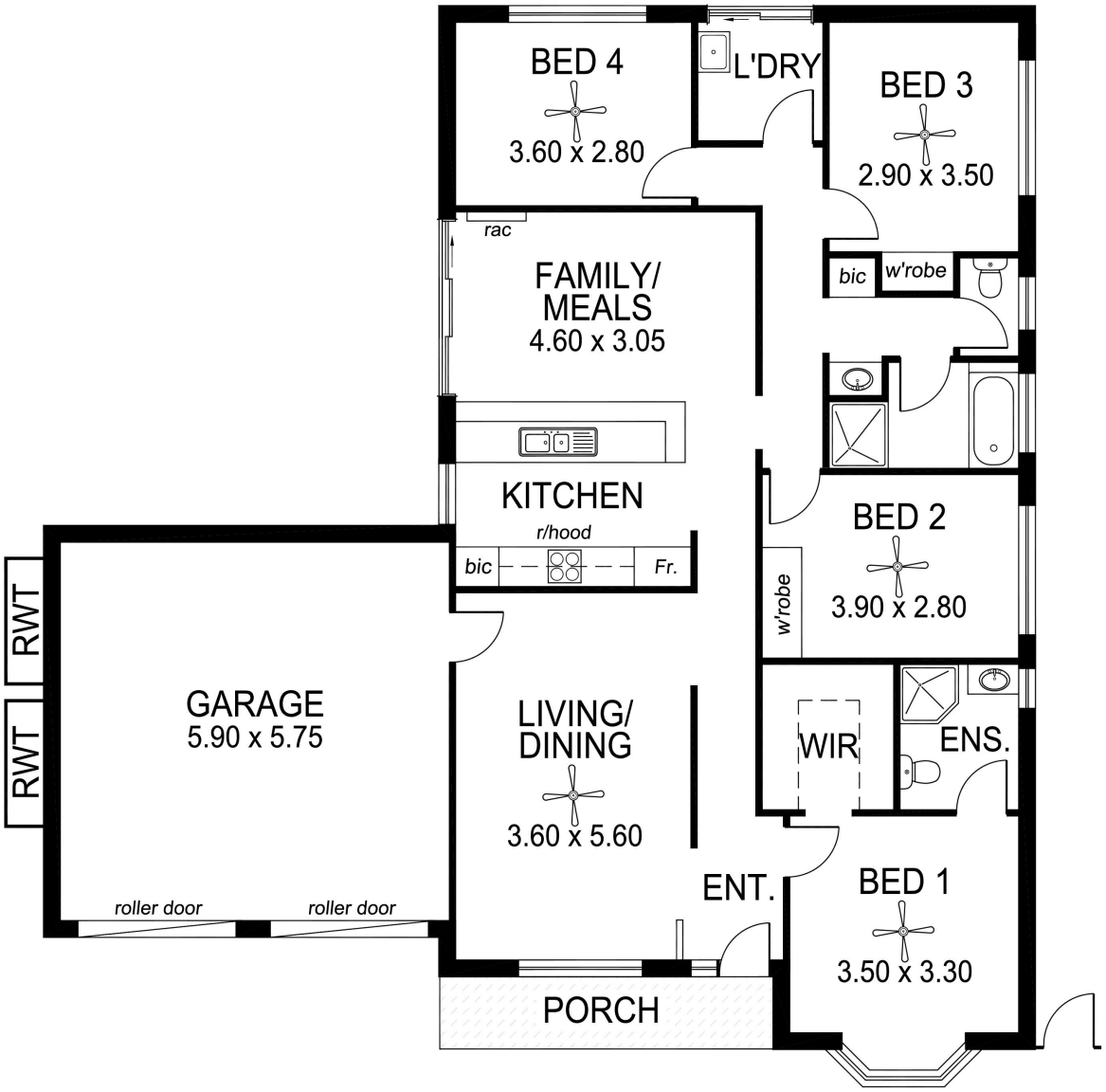








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TOTAL AREA:	180.55m²/19.41sqs
(Estimate only)	(incl. porch & garage)

This drawing is for illustration purposes only.
All measurements are approximate only and information intended to be relied upon should be independently verified.

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