

Blair Athol, 427 Prospect Road

Instant Appeal With Exceptional Potential!

AUCTION | Sunday 28 January 2024 | 1230pm | On-Site

Located within the popular 'Urban Renewal Neighbourhood' council zoning within one of Adelaide's most sought after locales, this neat abode, circa 1951 is the ideal acquisition for a wide array of property buyers looking to enter the abounding South Australian property market. Whether you are a savvy investor, established developer or budding family looking to renovate the current dwelling to create your dream home, this is surely worth your consideration..

Highlight features include two well proportioned bedrooms, an airy family room with wall unit air-conditioner, centrally based neat bathroom with combined water-closet and kitchen and eat-in dining area. Free flowing with natural light thanks to the western faced windows, the kitchen offers ample bench/cupboard



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale

Please Call

View

ljhooker.com.au/3J5HRU

Contact

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LJ Hooker Prospect
(08) 8269 4645

space and upright all in one cooktop/oven.

At the rear of the home you are greeted by the separate laundry room leading to the large verandah, the ideal space to host an abundance of guests whilst watching the kids play upon the large rear lawn.

The properties third bedroom consists as part of the immense and separate rumpus room. Completely lined with a reverse cycle split system air-conditioner and built in bar, this is the perfect room to be utilised as a teenager retreat, home studio or office.

Further notable assets include off street parking for an abundance of vehicles with rear drive through access via secure gates. The property presents sound fencing surrounding whilst offering quaint garden beds at the front and rear, perfect for the green thumb!

Location is paramount and this home is no exception, situated a mere minutes walk to outstanding cafes/restaurants, renowned schooling options, handy public transport routes and main arterial roads.

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Certificate of Title and Form Ones available upon request

Home Built: 1951

Title: Volume 5690 Folio 157

Zoning: URN - Urban Renewal Neighbourhood

Council: Port Adelaide Enfield Ph. 08 8405 6600

Rates: \$1,244.50 Per year

All sizes, lengths, fees and distances mentioned above are approximate. LJ

Hooker Prospect takes no liability for any incorrect details.

RLA 287 134

More About this Property

Property ID	3J5HRU
Property Type	House
Land Area	800 m ²

Harvey Bloomfield 0410 658 617

Principal And Sales Representative | harvey.bloomfield@ljhooker.com.au

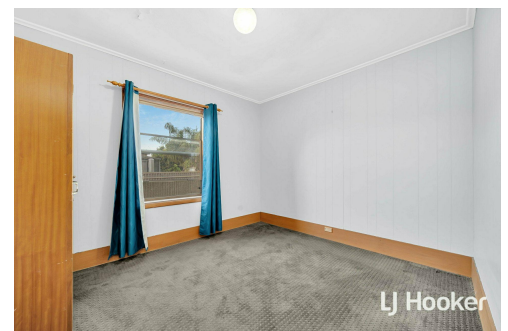
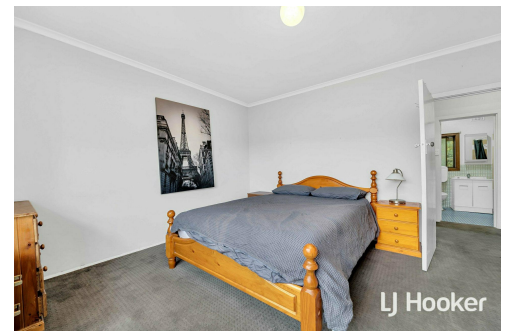
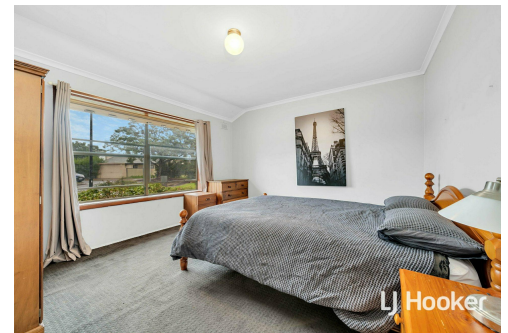
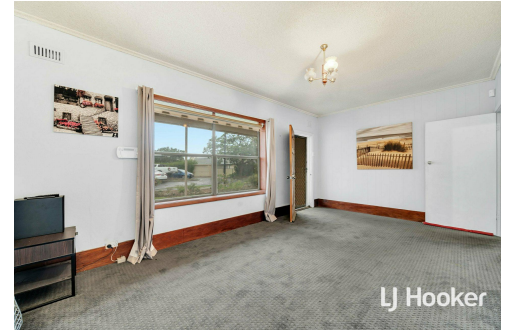
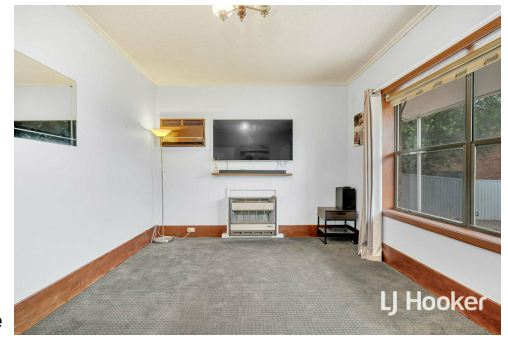
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Floor Plan



Scale in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

427 Prospect Road, Blair Athol, SA

Produced by pixsnap



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