



48 Warren Avenue, Blair Athol

## Character, Charm and Convenience

Auction Location: 48 Warren Avenue, Blair Athol SA 5084

Imagine living in a home that's not just four walls but part of a thriving, vibrant community. Set on a 410sqm corner allotment and nestled in the heart of Blair Athol, this character home offers more than just comfort - it offers charm, convenience and lifestyle. Built in 1950, this home boasts a generous main living room enhanced by rich jarrah floorboards, adding warmth and personality to the home. A sleek, renovated kitchen is well set out, leading through to the dining and second living area. Outdoors you will enjoy the tranquillity of the front garden and an undercover outdoor entertaining area to the rear - perfect for weekend barbecues or a quiet place to unwind at the end of the day.

### Features:

- 412sqm approx. corner allotment
- Spacious master bedroom
- Bedroom two/home office features built in wardrobe
- Generous main living area with wall unit heating and cooling
- Additional living area leading off dining room
- Renovated, modern kitchen featuring dishwasher, gas cooktop

2 1 2

**FOR SALE**  
\$820,000

### AGENTS

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### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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.

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- and ample storage
- Bathroom adjacent to master
- Established, tranquil front garden
- 2 car garage for secure parking
- Charming outdoor entertaining to the rear
- Garden shed for storage

Tucked away perfectly in this established area, you have shops, parks, schools, cafés and restaurants all on your doorstep. The serenity and calm of this family friendly neighbourhood could be enjoyed by couples, small families and downsizers, while also offering potential to the astute investor. With easy access to main roads for commuting and a short trip to the city, 48 Warren Avenue is ready for you to move in and make your own!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.  
RLA 208516

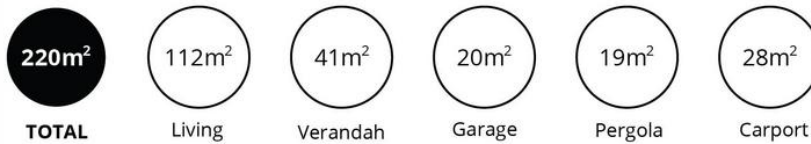
## MORE DETAILS

Property ID	2CE6GJU
Property Type	House
House Size	102 m2
Land Area	410 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

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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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