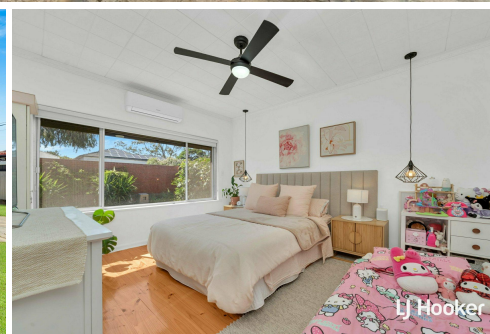




Blair Athol, 66 Warren Ave

Blair Athols Finest Avenue!

Situated on arguably Blair Athol's finest Avenue, 66 Warren presents an exciting opportunity that will be well received by an abundance of property buyers.

Whether you are a budding family looking to set down roots, a savvy investor or developer wanting to follow the local trend and monopolise the large allotment with wide frontage into either two allotments or a potential hammerhead (subject to council consent), this property is one to consider!

Neatly concealed by a high secure front fence with dual gates, the surrounding plush lawns warmly welcomes and provides a pretty backdrop for the charming abode. Abounding with natural light, the interior of the home offers three well proportioned bedrooms, an east facing living room and adjacent kitchen with casual dining.

Fully renovated, the kitchen includes Caesar Stone bench tops, ample storage, a



For Sale
Please Call

View
ljhooker.com.au/3M7HRU

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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.

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(08) 8269 4645

dishwasher and upright gas cooker. The centrally located deluxe bathroom carries through the modern theme with floor to ceiling tiling and stone bench tops which are also featured in the well-appointed laundry room. At the rear of the property, you are greeted by a large and open entertaining zone enveloped by plush lawn and low maintenance foliage, the ideal space for kids to enjoy playing within the safety of their own home.

Further notable assets include three reverse cycle split systems (master bed, living room and kitchen), electric roller shutters on all surrounding windows, an updated instant gas hot water system, 3kw solar panel system, NBN ready, large rear garden shed and ample off-street parking.

66 Warren Avenue Blair Athol is located a short 4.8kms drive from North Adelaide and 7.9kms to Adelaide's CBD. Surroundings include NorthPark Shopping Centre, public transport routes, picturesque Matthews Park, Prospect North Primary School and main arterial roads, within walking distance.

Currently tenanted until August 2025.

Certificate of Title and Form Ones available upon request

Home Built: 1958

Torrens Titled

Allotment Size: 760m2

Title: Volume 5260 Folio 62

Zoning: GN - General Neighbourhood

Council: Port Adelaide Enfield Ph. 08 8405 6600

Rates: \$1,956 Per year

All sizes, lengths, fees and distances mentioned above are approximate. LJ Hooker Prospect takes no liability for any incorrect details.

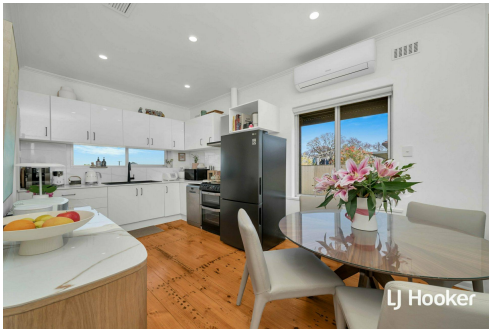
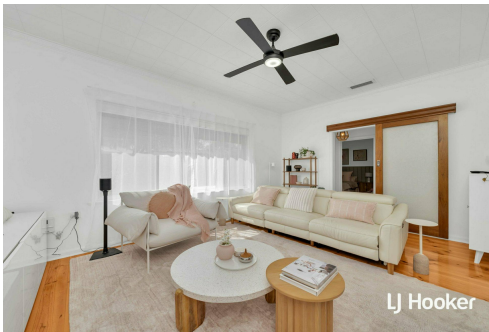
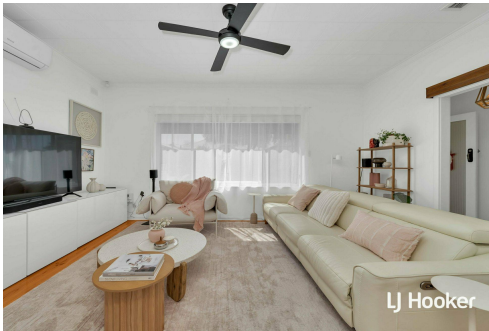
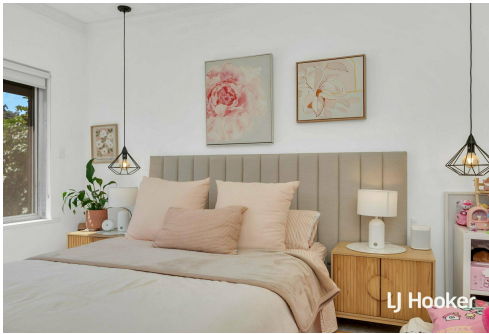
RLA 287 134

More About this Property

Property ID	3M7HRU
Property Type	House
Land Area	760 m2

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

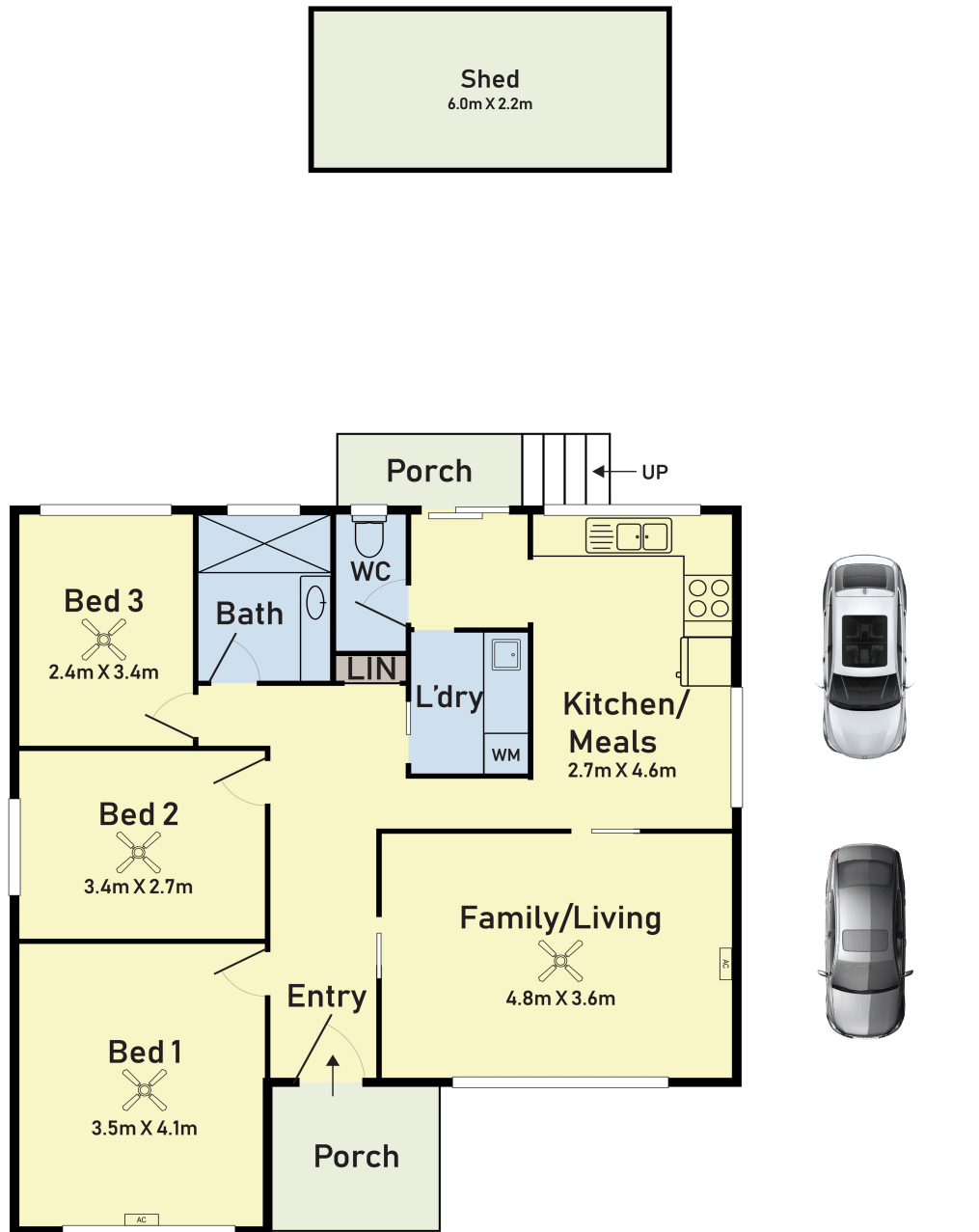
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Floor Plan



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

66 Warren Avenue, Blair Athol, SA