







35 Telowie Avenue, Ingle Farm

Something for Everyone - Three Bedrooms - Corner Position 40 metre Frontage (approx.)

Auction Location: onsite

Much loved home, held in the same family for over 50 years. This original Housing Trust home, well built in the 1960's, gives potential to, 1st home buyers, families, down sizers, investors and developers. Opportunity to seize the moment and secure a real estate dream. Three roomy bedrooms, 2.6m ceilings (approx), rich golden polished timber floors, a trendy, updated terrazzo bathroom which is very cool and a separate toilet. It's been so well maintained, no camouflage here. An eat in kitchen and large sun filled living area with split system a/con. It could be opened up to the front, rear or side to create a truly contemporary dwelling (STCC). Render the red brick, open up to create the modern open plan living dining and kitchen. They don't build like this today. A great start to your new life.

A corner site - It's in excess of 40m frontage to Sheringa and Telowie Ave, in an area undergoing huge urban revitalization. This may suit development to maximize the corner position. Choose to live in now or rent out while you consider your options, this is a win, win. It fits a

3 1 2

FOR SALE
Sold by Gabrielle Overton LJH Kensington|Unley

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Interested parties must rely solely on their own enquiries.

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broad range of needs and with an exterior neat as a pin and room for cars and a workshop, it's fully fenced and has security shutters, so would be snapped up as a rental. With options a plenty, Ingle Farm, 20 mins to the City fringe, adjoins Walkley Heights, Valley View, with Northgate, Oakden and Mawson Lakes close by and transport is so reliable along Main North, North East, and Hampstead Roads, plus O-Bahn access and direct rail from Mawson Lakes 4 km. Zoned Valley View Secondary and Ingle Farm Primary School - it's close enough to bike it or to make part of your morning wellness routine. With parks and walks, playing fields and shopping centres, Ingle Farm Plaza with amazing variety and Tea Tree Plaza minutes away you have it all.

Ingle Farm, your future secured, feel the love, see the potential.

AUCTION: Thursday 23 April at 11am, onsite (USP)

($795,000)

CT: Volume 5547 Folio 214
Council: Salisbury
Council Rates: $1,571.55 per annum (approx.)
Water Rates: $176.30 per quarter (approx.)
Land Size: 631 square metres (approx.)
Year Built: 1968 (approx.)

To register interest, copy and paste the below link into your browser:
prop.ps/l/YrhoNL7smRhf

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-
(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and
(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.
RLA 275279











MORE DETAILS

Property ID	61PQFDJ
Property Type	House
House Size	171 m2
Land Area	631 m2
Including	Air Conditioning
	Floorboards
	Workshop
	Built-in-Robes
	Fully Fenced
	Water Tank

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171m²	94m²	21m²	28m²	2m²	26m²
TOTAL	Living	Shed	Verandah	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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