

Klemzig, 4 Fox Avenue

Love it, Fix it or Split it - The Choice is Yours

Auction Location: on site

A sensational opportunity awaits behind this Basket Range fronted 60's built solid home. Sitting on a deep and square 774sqm block with an 18m frontage, explore a number of options.

Inside, polished floor boards, an updated kitchen and extremely generous living zones offer a living environment perfect for first home buyers and new families searching for a nest close to shopping, schools and public transport. More than enough rear yard, donned with fruit trees, shedding and undercover areas.

Consider renovating the entire home and extending into that deep yard. The front facade is beautifully preserved and is found on many new luxury builds of today. Or, explore subdivision potential and turn a serious profit in a high growth suburb.



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

Sold by Nick Ploubidis, LJ Hooker KensingtonUnley

View

ljhooker.com.au/61B4FDJ

Contact

Nick Ploubidis

0423 840 514

nploubidis@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley
(08) 8431 6088

Other features include:

- Recently ducted reverse cycle A/C
- Huge living dining area plus a separate formal lounge
- Study accessible from bed 3 and rear verandah
- Second utility bathroom
- Off street parking for multiple cars

With Greenacres Shopping Center close by, public transport only a few metres away and easy access to the CBD, whether you're a first or second home buyer, builder or investor, this one certainly ticks all boxes.

AUCTION: Friday, 13th June at 11:30am, on site.

(\$900,000)

CT: Volume 5649 Folio 92

Council: Port Adelaide Enfield Council

Council Rates: \$1,566.35 per annum (approx.)

Water Rates: \$206.11 per quarter (approx.)

Land Size: 774 square metres (approx.)

Year Built: 1962 (approx.)

To make an offer, scan the code below:

<https://prop.ps//2IM4M5cia1eA>

(Please copy and paste the link into your browser)

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.

More About this Property

Property ID	61B4FDJ
Property Type	House
House Size	287 m2
Land Area	774 m2

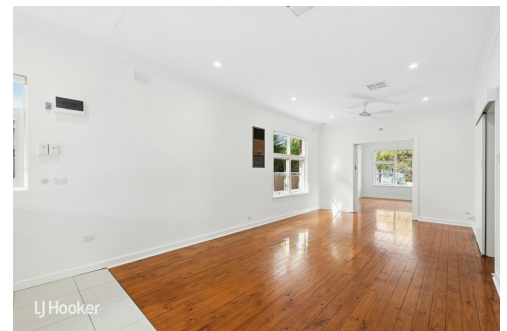
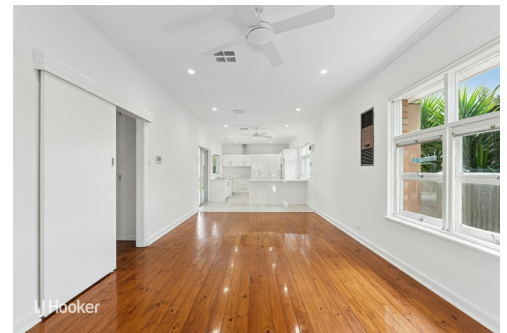
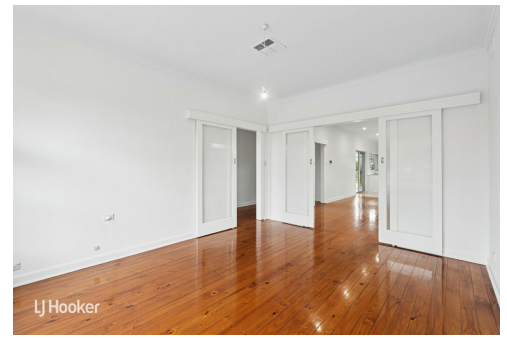
Nick Ploubidis 0423 840 514

Principal | Auctioneer | nploubidis@ljhkensingtonunley.com.au

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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. Produced by The Fotobase Group