

Northfield, 13 Justin Ave

Sold By Harvey Bloomfield

AUCTION | Saturday 29 June 2024 | 2pm | On-Site

Welcome to 13 Justin Ave Northfield! This charming and solid abode presents an ideal opportunity to purchase a well maintained home sitting on a substantial allotment, just shy of 700m2. Situated a short distance from local schooling options, shopping facilities, public transport routes and a mere 30 minutes drive to the Edinburgh RAAF base and ASC Headquarters accessible via main arterial roads.

Currently tenanted until May 2025, this allows you to purchase now, sit back and relax whilst enjoying this savvy investment or planning your future options upon this desirable asset in a super popular locale.

As you step inside, you are greeted by a well proportioned lounge room, providing the perfect space to entertain guests or unwind after a long day. Continue through to the



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.

3 1 3

For Sale
Please Call

View
ljhooker.com.au/3JWHRU

Contact
Harvey Bloomfield
0410 658 617
harvey.bloomfield@ljhooker.com.au

LJ Hooker Prospect
(08) 8269 4645

adjoining kitchen and meals area, where you'll find ample space with plenty of bench space and storage options.

The property features three generously sized bedrooms, all with built in robes/ceiling fans and ample space for rest and relaxation. These bedrooms share a central fully updated bathroom with separate water-closet, for your convenience.

At the rear of the home you are greeted by a large, full length and enclosed entertaining area, offering a brilliant space to host family gatherings all year round! A spacious rear yard presents the ideal area for kids to play with safety in mind whilst access to the single length triple length carport offers off street vehicle parking.

Additional features of this fantastic property include a fully fenced front yard with well maintained gardens, a handy workshop/garage, ducted evaporated air-conditioning throughout and alarm system.

AUCTION | Saturday 29 June 2024 | 2pm | On-Site

Certificate of Title and Form Ones available upon request

Home Built: 1962

Home Construction: Double Brick

Allotment Size: 694m2

Title: Volume 5644 Folio 322

Zoning: GN - General Neighbourhood

Council: Port Adelaide Enfield Ph. 08 8405 6600

Rates: \$ 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	3JWHRU
Property Type	House
Land Area	694 m ²

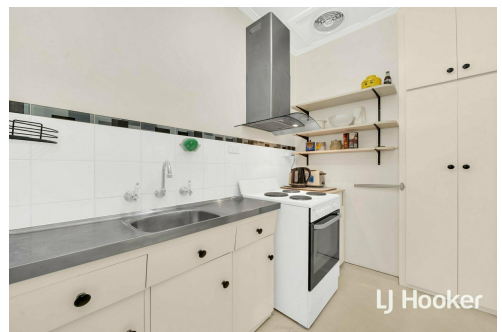
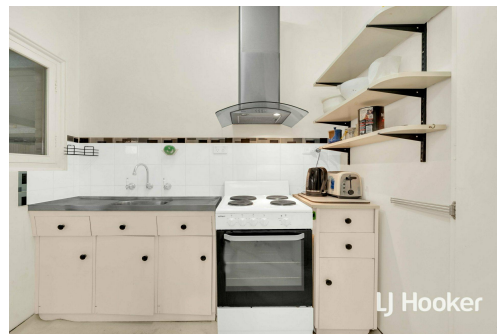
Harvey Bloomfield 0410 658 617

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

LJ Hooker Prospect (08) 8269 4645

409 Regency Road, PROSPECT SA 5082

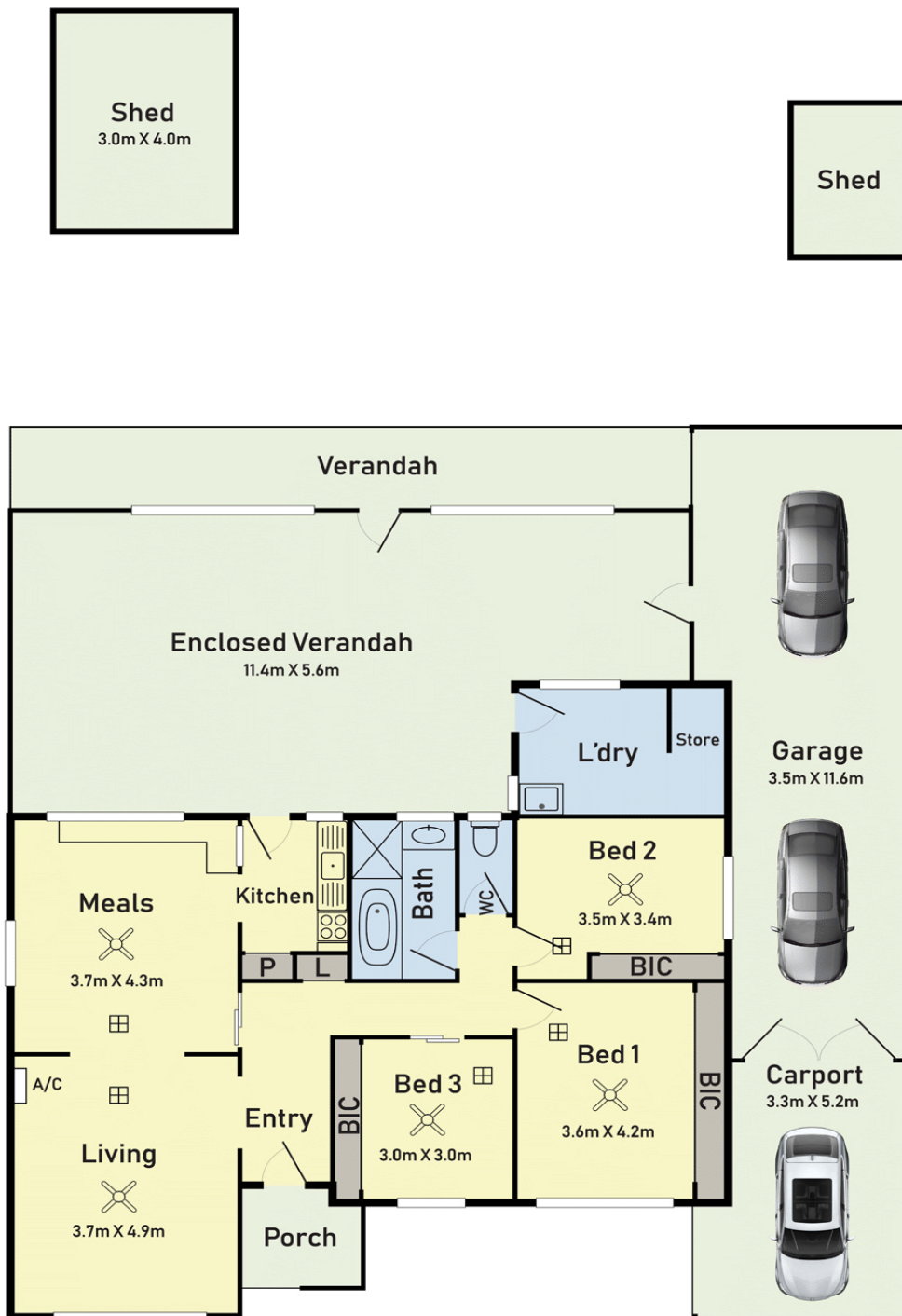
prospect.ljhooker.com.au | prospect@ljhooker.com.au



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.

LJ Hooker Prospect
(08) 8269 4645

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

13 Justin Avenue, Northfield, SA