

13 Warubi Avenue, Ingle Farm, SA 5098



House For Sale

Thursday, 19 December 2024

13 Warubi Avenue, Ingle Farm, SA 5098

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 646 m2

Type: House



Sam Doman
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Auction

** Wishing you a lovely Christmas and New Year **Please note that over the break, we will only be available on open inspection days. In between scheduled opens we will not be answering phone calls, text messages or emails, and in particular we will be unable to provide price guides. All scheduled open inspection times are already visible online. For those wanting to make an offer, please use this link:

<https://forms.monday.com/forms/692e8ef2ba9e225c5026eb0e151b17e5?r=use1>Please be aware that we will address all offers on the Monday following the open inspections.Thank you for your understanding during the festive season.**To receive a copy of recent sales stats, these will ONLY be provided at the upcoming open inspections on 29th Dec & 5th of January**Welcome to 13 Warubi Avenue, the perfect investment for a keen developer.Sitting on a 646 sqm block with a 19.2 meter frontage, this property has the ability to be split into 2 separate lots (STPC). Whether your looking to invest in new development or renovate the existing home, there are endless opportunities. You'll be spoilt for choice with multiple nearby schools including Ingle Farm Primary, Valley View Secondary, Prescott Primary and St Paul's College. Also, you'll have convenience on your doorstep being less than 5 minutes away from Ingle Farm Plaza and a short drive further to Modbury Hospital. Whether your looking to build your dream home, start a renovations project, or make a smart investment, this is the place to do it. • 646sqm block• 19.2 meter frontage• Perfect for renovations or new builds• Close to multiple schools• Convenient shops and Modbury Hospital nearbyThe Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -(A) at our office located at 1303 North East Road, Tea Tree Gully for at least three 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.DISCLAIMER: We have in preparing this document using our best endeavors to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.RLA 292129