

**18 Woodfield Avenue, Warradale, SA, 5046**



**House For Sale**

Thursday, 14 November 2024

18 Woodfield Avenue, Warradale, SA, 5046

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Andrew Fox  
0417764722

## **Prime Development Opportunity in Warradale – Spacious 800sqm Block Zoned for Brighton High!**

Travis Denham and Andrew Fox are excited to present 18 Woodfield Avenue, Warradale to the market.

Nestled in the highly sought after suburb of Warradale and zoned to Brighton High School, this spacious three-bedroom house sits on a generous 800sqm block of land, presenting an ideal opportunity for eager developers or renovators. With a generous 21.34m frontage, this property holds great potential for a variety of projects or improvements.

The current dwelling is perfectly positioned for demolition, providing a blank canvas for your next project to unfold.

To discuss this property, please contact Travis Denham on 0422 052 218 or Andrew Fox on 0417 764 722.

This prime location caters to a diverse range of potential buyers, offering unparalleled centrality. Situated within the Brighton Secondary School Zone and other esteemed educational institutions such as Paringa Primary School, Warradale Primary, and Edge Early Learning Oaklands Park, this land appeals to families seeking quality schooling options. Additionally, a short drive leads to prominent shopping precincts including Marion Shopping Centre and Brighton Central, ensuring convenience for everyday needs. Indulge in dining experiences at Jetty Road Brighton and Jetty Road Glenelg, while easy access to Adelaide's premier coastline awaits just minutes away. For those reliant on public transport, Oaklands & Warradale Train Stations are a mere 2-minute drive, and the Marion Bus Interchange provides access to multiple destinations. Experience the epitome of Southern living right here.

Disclaimer: All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified.

(RLA 299713)

Magain Real Estate Brighton

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