

19 Neville Avenue, Modbury North, SA, 5092

Boffo

House For Sale

Wednesday, 13 November 2024

19 Neville Avenue, Modbury North, SA, 5092

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Paul McIntosh

641sqm, 18.28m Frontage, 35.05m Depth!*

Set on an enviable 641sqm* allotment, with substantial 18.28m* frontage and 35.05* depth, this home offers loads of potential for one lucky purchaser!

Located in the Tea Tree Gully council and zoned General Neighbourhood this traditional sized allotment will appeal to buyers. Positioned immediately over the road from a picturesque reserve with playground facilities, it is also close to a host of local amenities.

A neat 1967 built brick home is currently onsite. Offering 3 bedrooms, lounge and kitchen with adjacent meals area, it would respond well to some cosmetic upgrades. With a good-sized rear verandah and large garage with power, this property is a great choice as a home to move into.

Alternatively with the outstanding block dimensions and favourable zoning this could well be the perfect site to build a dream home or undertake a development project (both subject to consents). All around are high quality new built homes. Some on sub divided blocks and some as single dwellings on traditional sized allotments. Family friendly and vibrant, this is an area that people love to live in!

Features that make this property special;

- 641sqm* block
- 18.28m* frontage
- 35.05m* depth
- No Easements
- No Significant Trees
- Zoned General Neighbourhood
- Tea Tree Gully Council area
- House built 1967*
- 3 bedrooms
- Lounge room with park views
- Neat kitchen and bathroom
- Separate laundry
- Ducted air conditioning
- Instant gas hot water system
- Good sized rear verandah
- Large double garage with power
- Carport with auto roller door
- 4 x rain water tanks

Superbly located only minutes away from all the shopping and entertainment that Westfield Tea Tree Plaza has to offer. In close proximity to a variety of excellent public and private schools. Easy access to the CBD via the O'Bahn at Tea Tree Plaza Interchange or simply walk to the bus stop on Kelly Road.

*Approximately

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The 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 78-80 North East Road, Walkerville 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.

Looking to purchase this property as an investment? Speak to our Property Management team to see how we can assist.

RLA 313174