

# 3 Sandler Grove, Aberfoyle Park, SA, 5159

TURNER.

## House For Sale

Thursday, 24 October 2024

3 Sandler Grove, Aberfoyle Park, SA, 5159

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Martin Betts  
0402560533

## **A diamond in the rough - Three bedroom family home**

UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE

Auction Thursday 14th November at 11:00am

For those looking to roll up your sleeves and add value, here's an opportunity worth exploring. Built in 1989 in this popular suburb of Aberfoyle Park lies a three-bedroom home just waiting for a bit of love and attention.

The home comprises of a good size lounge room, original kitchen with adjacent meals area, three bedrooms, original bathroom, laundry and separate toilet. There is also a carport with access to the rear yard.

If you are a first home buyer, young family or an astute investor, looking at getting into the market in a good area then this cream brick three-bedroom home could be the one for you. Plenty of potential to add value, sit back and reap the rewards.

CT / Vol 5379 / Fol 523

Year built / 1989

Equivalent Building Area / 122 sqm (approx.)

Land Size / 595 sqm (approx.)

Council / City of Onkaparinga

Council Rates / \$1,818.62 p.a.

Emergency Services Levy / \$92.30 p.a.

SA Water / \$165.55 p.q.

Title / Torrens

Zoning / Housing Diversity Neighbourhood

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.

Speak to TURNER Property Management about managing this property

#expectmore

RLA 62639