

**6 Birkinshaw Avenue, Manningham, SA 5086**



**House For Sale**

Tuesday, 7 January 2025

6 Birkinshaw Avenue, Manningham, SA 5086

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 703 m2**

**Type: House**



Marco Fellegvari

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## Contact agent

Proudly presented by Rens Huvenaars & Marco Fellegvari from eXp Realty, we welcome you to this exceptional potential of 6 Birkinshaw Avenue, Manningham – an unparalleled opportunity to create your dream home or embark on a visionary development project. Nestled just 7km from Adelaide's CBD in one of the city's most sought-after suburbs, this property presents a rare canvas for those with grand aspirations. Prime Development Opportunity (STCC): Set on a generous 703m<sup>2</sup> allotment with a wide frontage of 18.58m\*, this property invites you to explore the endless possibilities of redevelopment, whether it's building your dream family home or designing multiple dwellings (subject to council consent). Exceptional Location: Positioned in the tightly held suburb of Manningham, this property combines the tranquility of suburban living with unparalleled convenience. You're a short drive from the vibrant Walkerville and Northgate Shopping Centres cater to all your retail and daily needs. Lifestyle Features: Nearby recreational spaces like Bennett Reserve, Broadview Oval, and Klemzig Reserve offer ample opportunities for leisure and fitness, while the Gaza Sports and Community Club enhances the community feel of this desirable location. Educational Excellence: Families will appreciate being in the catchment for Roma Mitchell Secondary College and proximity to quality schools including Vale Park Primary, Nailsworth Primary, and prestigious private schools like Wilderness School, St Andrews, and St Monica's. Original Home Features: The current 1960s solid brick home offers: Three generously sized bedrooms. A spacious lounge with vintage charm. Functional kitchen/meals area. Original bathroom with separate laundry and toilet. Expansive rear veranda overlooking a lush garden. Large double garage/workshop with additional storage. Why This Property? Whether you choose to renovate, rebuild, or develop, 6 Birkinshaw Avenue offers an unbeatable combination of location, land size, and potential. For developers, the established neighborhood zoning (EN) allows for exciting redevelopment opportunities. For families, the quiet, leafy street and proximity to excellent amenities make it the perfect place to lay roots. Key Details: Land: 703m<sup>2</sup> (approx.) Frontage: 18.58m\* Depth: 37.49m\* Zoning: EN – Established Neighborhood Council: Port Adelaide Enfield Built: 1960 Don't miss this chance to turn potential into reality. Contact us today to explore how 6 Birkinshaw Avenue, Manningham, can become the foundation for your vision. RLA 300 185 | 313 173 Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website