

4 Donald St, Blair Athol, SA 5084

Auction

House 3  1  2 



**CLASSIC POST WAR STYLING – LARGE ALLOTMENT 794 SQM**

Auction - 24 January 2018 at 6PM On-Site

**Open for Inspection**

By Appointment.

Blair Athol is fast becoming the 'in suburb' – representing great value and sitting on the doorstep of Prospect this area has seen a surge in demand. Tree lined streets and a blend of mostly post war Art Deco, Austerity and Conventional homes means this area appeals to home buyers looking for inner city character with affordable value. Traditional allotment with generous frontages also makes Blair Athol the perfect location for developers to ply their skills. With close proximity to the city and an abundance of great local shopping, transport and a selection of both private and government schools this area is hard to surpass.

Donald Street is located in the city end of the suburb and is accessed off Clifton Street. The property itself is set on the high side of the road with a westerly aspect, with views to the Port Adelaide. On an allotment of some 57' by 150' (17.37 by 45.72) subdivision is considered profitable and probable (SCC).

The home presents well and with generous room sizes and high ceilings plus beautifully polished floors. The property truly reflects build pedigree and retains many of the features one would expect in a 1950's Austerity home.

CT: 5722/914  
LGA: City of Port Adelaide Enfield  
ZONE: Residential East 64

To be auctioned on Wednesday 24 January 2018 at 6PM - don't hesitate this is your time to invest in this highly desired location - opportunities like this are rare.

For all enquiries please call Beverley Philpott 0414 880 001 or David Philpott 0414 422 889

DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

**Listed By**



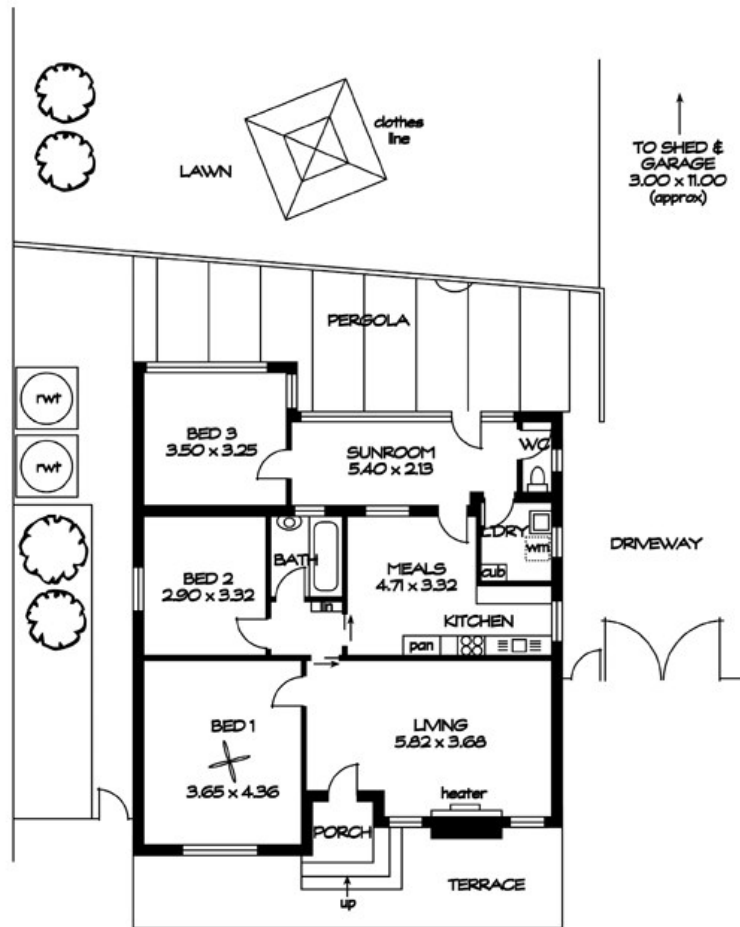
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Floorplan



AREAS (approx)	m <sup>2</sup>
LIVING:	105
GARAGE:	33
PERGOLA:	29
PORCH:	2
<b>TOTAL</b>	<b>269</b>