

47 + 49 Whittington St, Enfield, SA 5085**Sold - \$1,150,000**House 5  2  6 

1. Masks – are required to be worn at open events.
 2. Distances – please be aware of social distancing and limited numbers through at our time.
 3. Patience – there may be a line up for entry, please be patient.
 4. Register – please register yourself as an attendee with us.
 5. Scan in – all individual attendees to scan government QR code.
 philpott.com.au

**AUCTION DATE NOW WED 4/8/21 at 11AM**

A rare and desirable offering, this perfectly positioned site offers 2 Torrens Title allotments of approximately 745m² each, to be sold as a whole and only 9km from the Adelaide CBD. The offering will appeal to experienced developers wishing to subdivide and construct several new homes, as well as keen renovators wishing to revitalise or extend the existing dwellings.

Open for Inspection

By Appointment.

Number 49 consists of a 1953 built three-bedroom brick home. The property has a large living and meals area, galley style kitchen and extensive garaging and carporting.

Number 47 consist of a 1954 built two-bedroom austerity home. The property is disposed as a large lounge and kitchen meals and has a large garage to the rear.

A rare and exciting opportunity to acquire a significant landholding with broad future development potential.

- * Large landholding on 2 titles
- * 2 Torrens title allotments of approximately 745m² each
- * Great opportunity for developers to subdivide and succeed
- * Ideal land banking opportunity with dual income potential

Land Specifications:

Number 49 – 16.76 by 44.50 (745 sqm)
 Number 47 – 16.76 by 44.50 (745 sqm)
 Combined Frontage 33.52 meters & 1,490 sqm

Note: to be offered as a whole or individually if unable to be sold as a whole.

Ideally located within easy reach of all desirable amenities. Public transport is at your doorstep on both Main North Road and Hampstead Road. Shopping can be easily accessed at Northgate Plaza. The area is known for its high level of urban renewal development.

Listed By

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Floorplan

