



1 August Street, BLYTH, SA 5462

Compact Home with added Opportunity

Welcome to this charming and compact home, ideally positioned in the heart of Blyth on a generous corner allotment of approximately 1,010m².

This two-bedroom timber-framed cottage will appeal to a wide range of buyers, including first home buyers, downsizers and investors. With a substantial portion of the allotment undeveloped, there is exciting potential to extend, redevelop or build your dream home (subject to council consents).

The home features full-length verandahs to both the front and rear, providing year-round outdoor seating and alfresco dining, while also offering excellent thermal benefits.

Inside, you are welcomed into an open-plan living and dining area, newly carpeted and freshly painted throughout. The adjoining kitchen is compact yet functional, offering ample bench and storage space along with a freestanding stove.

Two generously sized bedrooms, also newly carpeted and painted, are positioned off the living area. A well-proportioned laundry and a separate bathroom complete the

TYPE: For Sale

INTERNET ID: 300P190995

SALE DETAILS

\$299,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra
230 Main North Road
Clare, SA
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Alison Ward
0417 810 791

interior of the home.

Outside is a standout 8m x 9m shed, ideal for accommodating two to three vehicles, with additional space suitable for a workshop or separate office. This setup lends itself perfectly to a home business or hobby space (subject to council consent). Additional off-street parking is available, including one undercover space behind a roller door and one open space.

Additional features include:

Rainwater and mains water

3 Phase Power to Shed

Garden shedding

Older fernery

Bonus opportunity:

Approximately half of the allotment remains undeveloped and is enhanced by mature trees. This area may offer the potential to create a new allotment or build a new residence while retaining the existing home as a granny flat or bed and breakfast (all subject of course to council approvals).

Contact us today to arrange your inspection or attend one of our open homes.

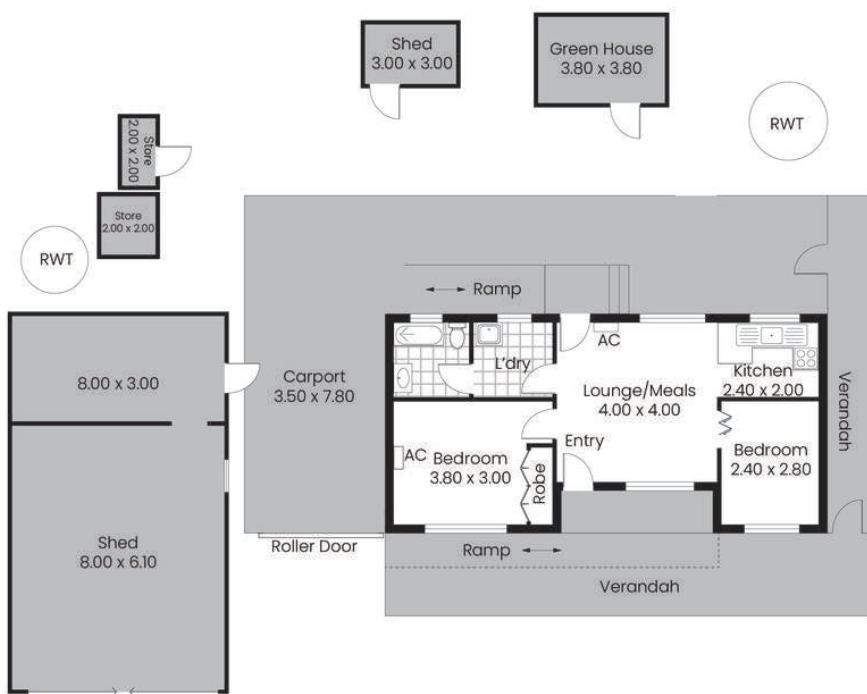
Other features: Carpeted, Close to Schools, Roller Door Access

- Land Area 1,010.00 square metre
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 3
- Single garage
- Single carport









Living:	48.15sqm
Verandah:	43.60sqm
Carport:	27.30sqm
Shed/Store:	101.08sqm
Green House:	14.44sqm
Total:	234.57sqm

This drawing is for illustration purposes only.
 All measurements are internal and approximate.
 Details intended to be relied upon should be
 independently verified.
 Produced by Open2view.com