

# ous . property



## 78 Marmion Avenue Blair Athol SA

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It may not be pretty as a picture but when you settle on this property the future looks rosy!

Boasting 16.7m street frontage and 46.6m depth, this 778m<sup>2</sup> block (approx.) comes with Urban Renewal Zoning which means you can develop it as you please, with no minimum requirements.

Knock it down and redevelop (stcc), renovate, or invest and enjoy two rental incomes - the options are all lucrative! Current rental incomes = \$330 + \$180PW.

On Prospect's fringe just a ten minute drive from the city, Blair Athol shares the benefits but not the price tag of it's more affluent neighbour. In a rejuvenating suburb 78 Marmion Avenue sits proudly in an area primed for future growth.

**Price** : \$ 505,000  
**Land Size** : 782 sqm  
**View** : <https://www.ous.property/sale/sa/north-north-east-suburbs/blair-athol/residential/house/6202237>

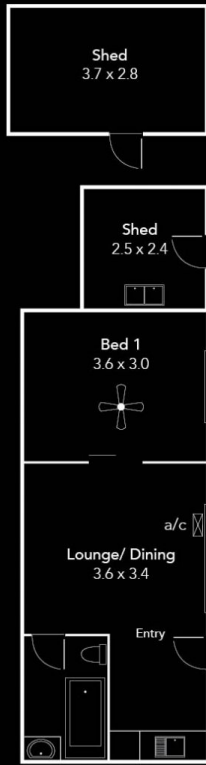


**Nick Tuck**  
7225 9800

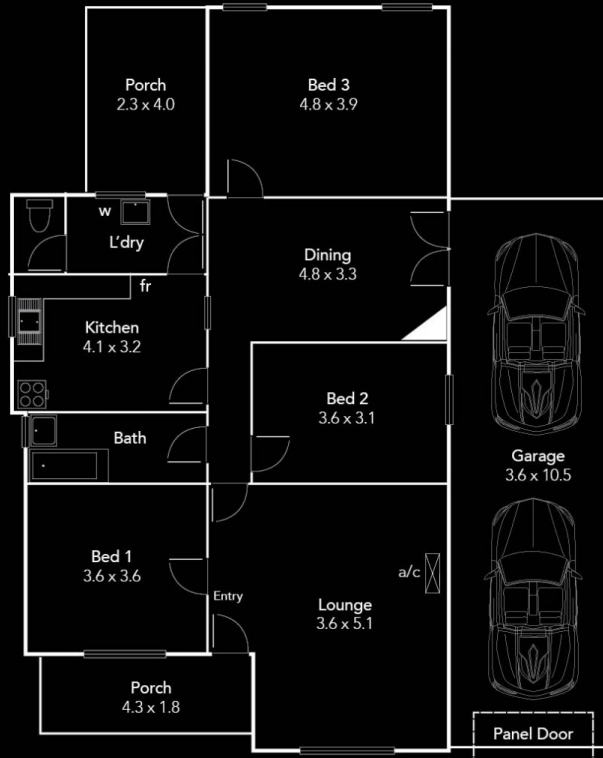


**Laz Ouslinis**  
7225 9800

<https://www.ous.property>



Granny Flat



Main House

\* To check measurements...



Please ask your agent for a tape measure