



### 1 McCabe Avenue PARAFIELD GARDENS SA

3  1  6 

To submit an offer, please copy and paste this link into your browser: <https://airtable.com/shrBb12PXtTjyZAXm>

Whether you choose to demolish and develop or renovate and add instant value, this is a property that will surely tick every box on your wish list.

For the savvy investors, a large 820sqm (approx) corner allotment offers endless opportunities for subdivision (STCC).

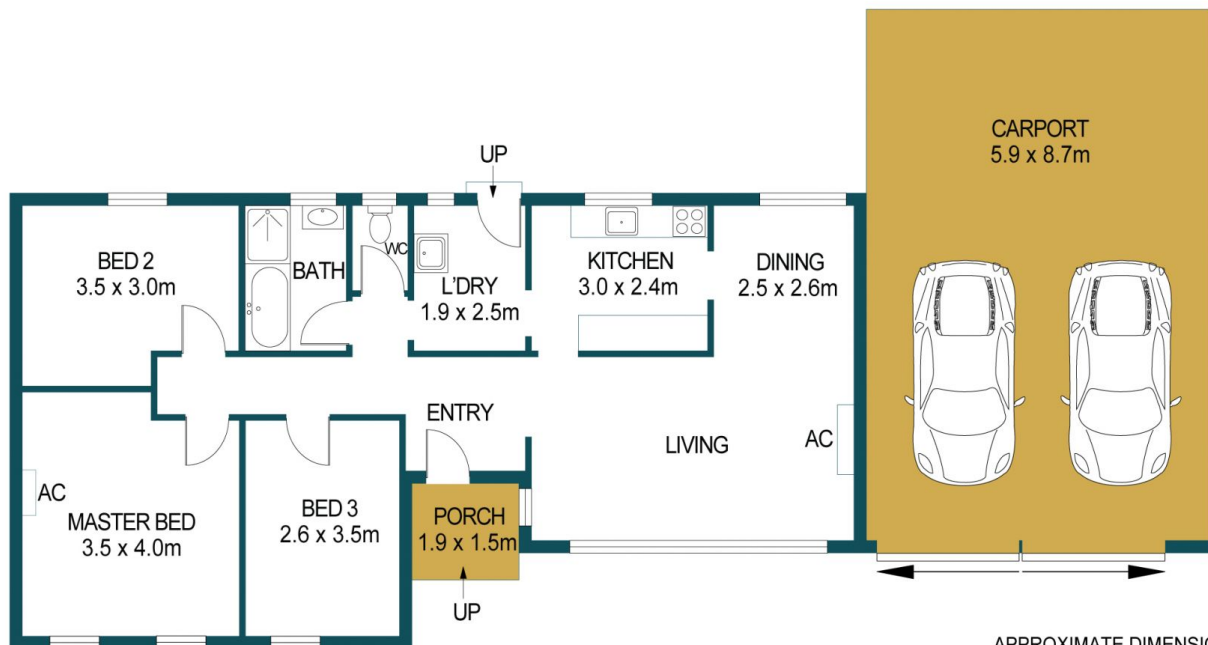
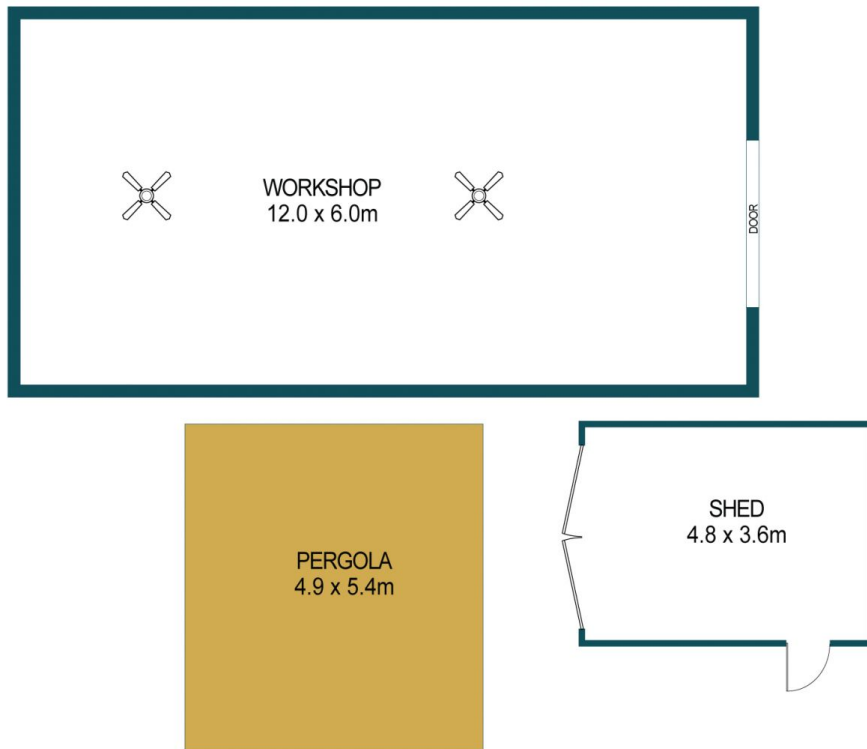
There is plenty of potential to add your own touches to the three bedroom, one bathroom layout while the expansive block provides a huge backyard, entertaining space and a 12x6m powered workshop.

All three bedrooms are large and have easy access to the

**Price** : \$ 545,000  
**Building Size** : 88 sqm  
**Land Size** : 820 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/parafield-gardens/residential/house/6763264>



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APPROXIMATE DIMENSIONS	
LIVING:	87.5m <sup>2</sup>
WORKSHOP:	72.0m <sup>2</sup>
SHED/PORCH:	20.1m <sup>2</sup>
CARPORT:	51.3m <sup>2</sup>
PERGOLA:	26.5m <sup>2</sup>
TOTAL:	257.4m <sup>2</sup>

## 1 MCCABE AVENUE, PARAFIELD GARDENS

### DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



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