

# MAGAIN



## 22 Third Avenue Cheltenham SA

3 1 1

Please contact Mike Dobbin and Zoe Ball from Magain Real Estate for all your property advice.

This original 1930 Waterfall Austerity style home sits on a flat 460sqm block offering plenty of opportunity for future development (stcc). The original home offers timber floorboards throughout, formal lounge room with fireplace and decorative ceiling medallion, two large bedrooms with built in robes, master with split system air conditioning plus a third bedroom to the rear of the home. The kitchen offers an electric cook top, walk in pantry and a dishwasher. To the rear of the home is the bathroom with separate toilet, laundry and linen cupboard. Out the back is a concrete patio, large flat lawn, a large garage with rear access roller door and lean-to pergola. The backyard also has double

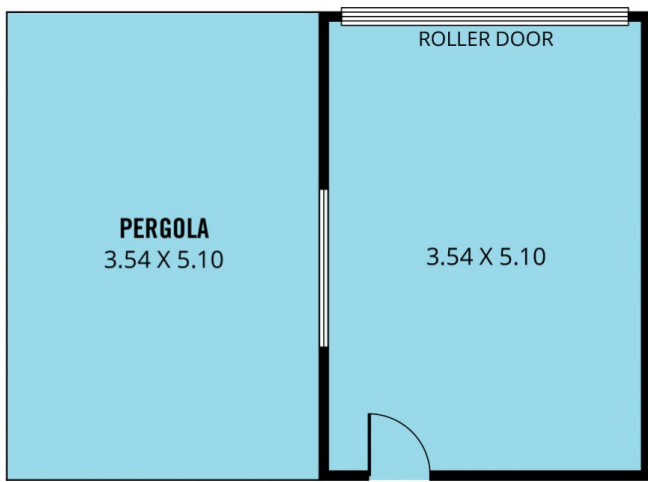
**Type** : House  
**Price** : \$ 570,000  
**Building Size** : 108 sqm  
**Land Size** : 460 sqm  
**View** : <https://www.magain.com.au/property/22-third-avenue-cheltenham-sa/7780556>



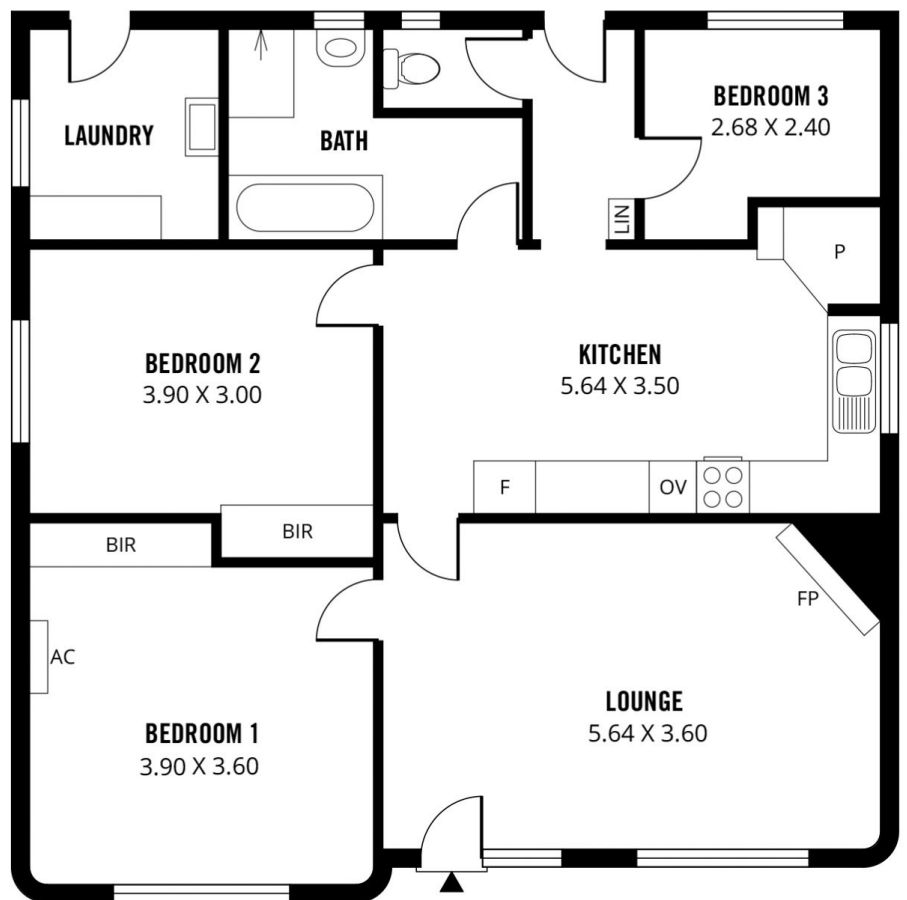
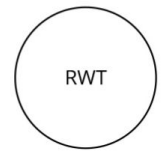
**Zoe Ball & Mike Dobbin**  
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[For full version visit the website](https://www.magain.com.au)

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Magain Real Estate



(NOT IN PLACE)



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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