

# SCHINELLA.



### 3 Sunshine Avenue Warradale SA

4 1 2

A prime development opportunity set on approx 762sqm with potential to subdivide and build new, or scope to redevelop the solid 4 bedroom home (STCC). Zoned for Brighton Secondary School with many options for keen investors, developers or occupiers looking to capitalise in this highly popular location.

The spacious 1960 built home presents neat & tidy with upgraded kitchen, 4 bedrooms, timber floorboards, large living area, extension, pergola & shed - currently rented until Sept 2023.

Secure today & plan tomorrow!

PROPERTY HIGHLIGHTS:

[For full version visit the website](https://www.schinellaproperty.com.au/7627891)

**Type** : House  
**Land Size** : 762 sqm  
**View** : <https://www.schinellaproperty.com.au/7627891>

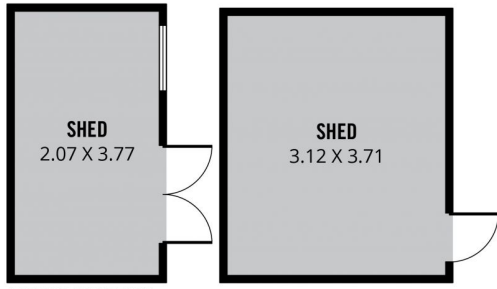


**Marco Schinella**  
08 8294 4484

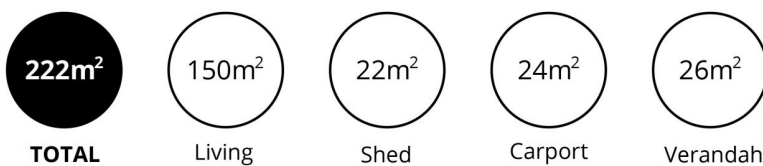


**Pat Schinella**  
08 8294 4484

<https://www.schinellaproperty.com.au>



APPROX. LOCATION



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.

Produced by **The Fotobase Group**