



**13 Sabre Street NETLEY SA**

3  1  1 

Potential to develop 2 allotments, subject to Council approval.

Netley is a much sought after location and this home is set in a very quiet area close to so many amenities including local shopping, choice of schools and public transport.

This family home could respond well to some tender loving care, or demolish and rebuild.

The current floor plan comprises 3 bedrooms, eat-in kitchen, separate living room with wall unit air conditioner. There is a double length galvanised garage/workshop, small storeroom and a garden shed. Neat and tidy bathroom, wc and laundry.

For those looking for land don't go past this address, this

**Land Size** : 808 sqm  
**View** : <https://www.michaelkris.com.au/sale/sa/western-beachside-suburbs/netley/residential/house/5944087>



**Anthony Decelis**  
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GARDEN SHED  
2.08 X 2.14

(NOT ACTUAL LOCATION)

STORE

GARAGE  
3.35 X 10.37

ROLLER DOOR

VERANDAH  
12.82 X 3.54

L'DRY

KITCHEN/ MEALS  
4.20 X 3.04

BATH

BEDROOM 2  
4.11 X 3.02

BIC

AC  
HEAT

LOUNGE  
4.69 X 3.30

ENTRY

BEDROOM 3  
2.88 X 3.09

BIR

BEDROOM 1  
3.02 X 4.23

PORCH

182m<sup>2</sup>

TOTAL

93m<sup>2</sup>

Living

4m<sup>2</sup>

Shed

38m<sup>2</sup>

Garage

2m<sup>2</sup>

Porch

45m<sup>2</sup>

Verandah



13 SABRE STREET, NETLEY

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