



Allenby Gardens, 16 Caroline Drive

Charming Home With Timeless Appeal

Auction Location: On Site (USP)

Nestled in Allenby Gardens, this well maintained residence offers the perfect blend of comfort and character. Built in 1996 by the original and current owners, this home exudes a sense of pride and care.

Features to adore:

- * Great accommodation with three substantial size bedrooms
- * Pergola to courtyard
- * Wall oven and Hotplate & pantry cupboard
- * Microwave provision and pot drawer
- * Dishwasher provision
- * Postform tops to all benches
- * Coloured tapware to bathroom and ensuite

3 2 2

For Sale

Sold at Auction by Dominic Mammone ph 0411 478 167

View

ljhooker.com.au/H5CH67

Contact

Dominic Mammone

0411 478 167

dmammone@ljhfp.com.au



LJ Hooker Flinders Park
(08) 8352 1155

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- * Large mirror over vanity units
- * Drawers to vanity units in the bathroom and ensuite
- * Substantial laundry with built in's cupboards
- * Linen cupboard - Coloured w.c pans
- * A rear shed for extra storage space
- * Broom and bench cupboard to laundry
- * Stanford internal doors
- * Deluxe selection of wall tiles to all wet areas
- * 200 high tiling to the bathroom and ensuite
- * Solid front door with antique frosted glass
- * Reverse cycle air conditioning, for year round comfort
- * Deadlocks to all windows and doors
- * Solar panels to keep those power bills in check
- * Generous size symmetrical allotment 424m2 approximately
- * Gorgeous tree lined drive
- * Built in 1996 by the current and original owners

Entertain guests or unwind in the inviting courtyard, enhanced by a charming pergola, an ideal spot for alfresco dining or enjoying your morning coffee. Inside, the bathroom and ensuite showcase stylish touches including colored tapware, large mirrors over vanity units, and drawers for added convenience.

Enjoy your new lifestyle in the sought-after suburb of Allenby Gardens. Just over 10 minutes to the city, local beaches, and a range of schools, this property is perfect for anybody seeking convenience and accessibility.

Don't miss this rare opportunity!

For further information, please contact Domenic Mammone on 0411 478 167.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

RLA 215339



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More About this Property

Property ID	H5CH67
Property Type	House
Including	Toilets (2)

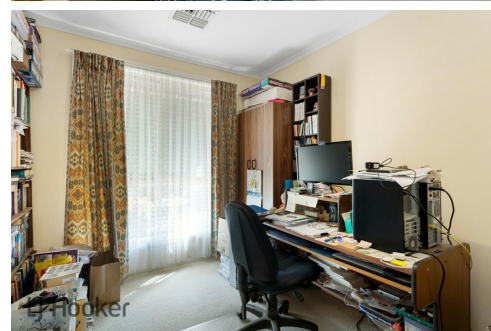
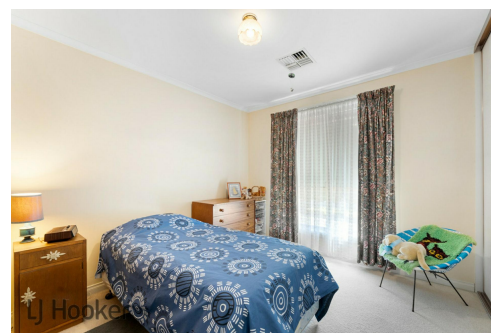
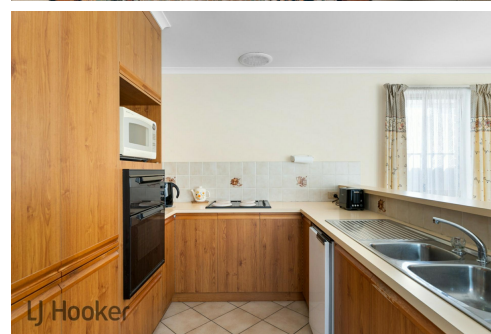
Dominic Mammone 0411 478 167

Property Consultant | Auctioneer | dmammone@ljhfp.com.au

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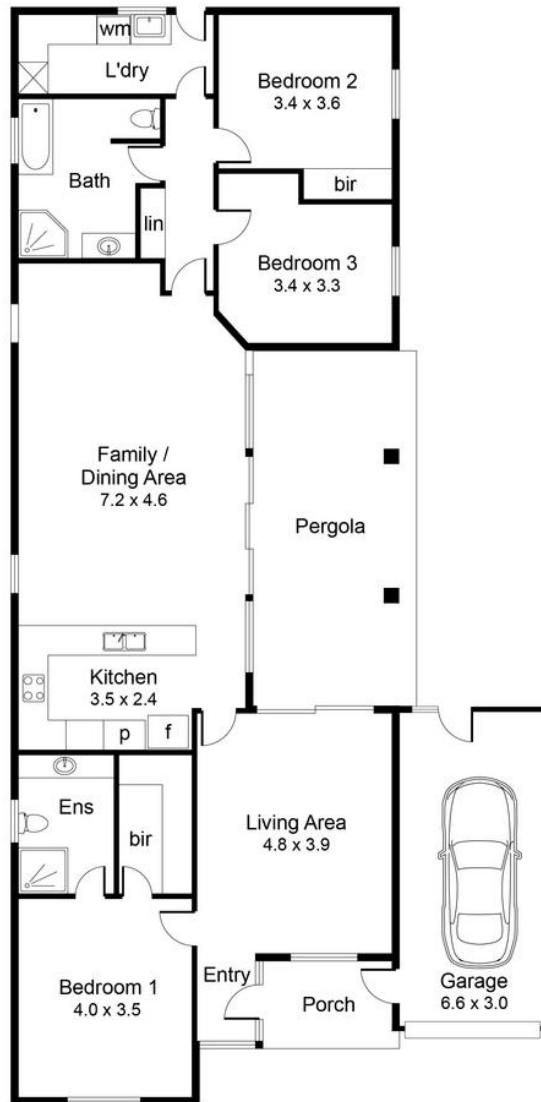
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166m ²	146m ²	20m ²
TOTAL	Living	Carport

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

