

## Athol Park

### SOLID BRICK FAMILY HOME ON A GENEROUS ALLOTMENT

Auction Location: On Site (USP)

This classic triple fronted solid brick home with fully detached self contained 2 bedroom retreat. Set on a generous allotment of some 820sqm (approx), this home offers enduring quality, flexible living, and exciting future potential. A standout feature of the property is the rear detached two bedroom retreat complete with its own kitchen/dining area, bathroom, and living room making it ideal for multigenerational living, or guest accommodation

Step inside the main home and you'll find a beautifully maintained family home boasting three spacious bedrooms, a light filled living room/fourth bedroom, separate family room, adjacent the functional kitchen which flows effortlessly into the meals area, perfect for entertaining or relaxing with loved ones, while the large outdoor entertaining area under a pergola provides the ideal setting for gatherings all year round.



**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.

5 2 5

#### Auction

Sat 17th May @ 10:00AM

#### View

By Appointment

#### Contact

**Phuong Nguyen**

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**Ralph Pacillo**

0433 117 801  
ralph@ljhfp.com.au

**LJ Hooker Flinders Park**  
(08) 8352 1155

Additional features include:

- Secure lock up garage plus a secure carport and extra off street parking for up to another three cars.
- Multiple verandahs and lush lawn areas, front and back
- Established gardens and a charming street presence
- Fully fenced for privacy and security
- Security alarm system
- Mixed electric & manual security shutters

Ideally situated in a peaceful and well connected part of Athol Park, this property offers convenient access to Arndale Shopping Centre, nearby schools, public parks, and transport links. It's also just a short drive from both the Adelaide CBD and the sandy shores of Semaphore Beach.

Whether you're searching for a comfortable family residence, a flexible dual living arrangement, or an investment with future development potential (subject to council consent), this opportunity ticks all the boxes.

Families will value the nearby reputable schools such as Woodville High and Woodville Gardens Primary, while excellent public transport options just moments away ensure an easy daily commute. Fawk Reserve, only a short walk from the property, features sports courts, a playground, a community garden, and open areas ideal for outdoor fun and social gatherings.

Additionally, the Parks Sport and Recreation Centre is just a brief drive away, offering modern facilities including a gym, swimming pools, and lessons for all ages.

For more information contact:

Phuong Nguyen 0413 803 885

Ralph Pacillo 433 117 801

To register your interest or to make an offer, click the link below:

<https://prop.ps//TVmbBDYx55nA>

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 third-party information providers to confirm the details of this property or land. It is advised to inquire 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 it is at the purchaser's 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



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inquiries.

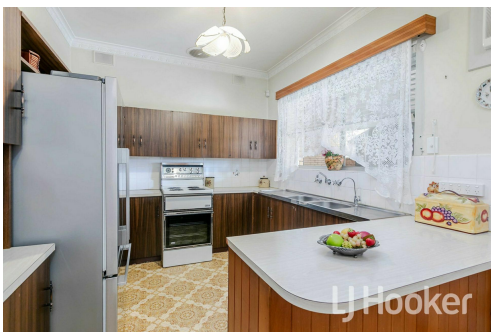
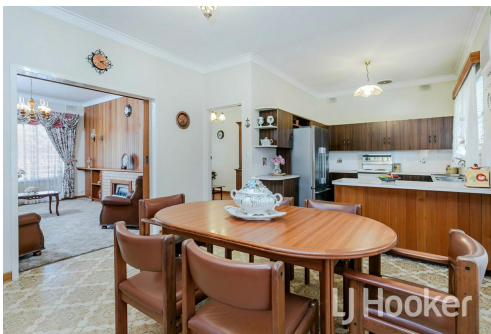
RLA 215339

## More About this Property

Property ID	J4GH67
Property Type	House
Land Area	820 m <sup>2</sup>
Including	Toilets (2)

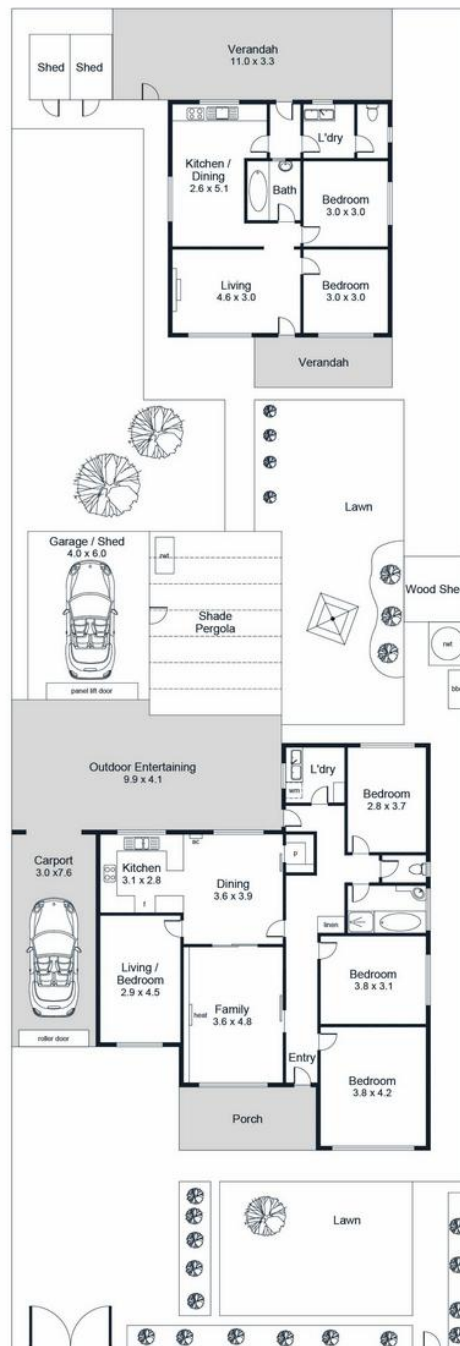
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Area (Estimate only)	
Living	122.8 m <sup>2</sup>
Granny Flat	62.8 m <sup>2</sup>
Outdoor Entertaining	42.1 m <sup>2</sup>
Verandah	41.3 m <sup>2</sup>
Garage / Shed	24.0 m <sup>2</sup>
Carport	22.7 m <sup>2</sup>
Porch	11.0 m <sup>2</sup>
<b>Total</b>	<b>326.7 m<sup>2</sup></b>

For illustrative purposes only.  
All measurements are approximate