

24 Spring Crescent, Banksia Park

## Set On Two Titles!

Auction Location: 24 Spring Crescent, Banksia Park SA 5091

Originally constructed in 1966 and proudly owned by just one family ever since, this rare double block sits on approximately 1,393sqm of Torrens Titled land across two separate titles. With a wide street frontage of approx. 36.57m and no easements or encumbrances, the property offers incredible flexibility.

This much-loved home and location have been cherished for generations, making it the perfect opportunity for a growing family seeking space to live, entertain and thrive.

Features you will love:

- Double block with two separate titles
- Flexible floorplan with multiple living areas
- Three bedrooms plus an additional retreat/4th bedroom on the upper level
- Master bedroom with study nook/parents retreat
- All bedrooms with built-in robes
- Bedroom 1 and 2 with ceiling fans
- Solar system installed
- Large living spaces main living with fire place the ideal spot in the cooler months

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**FOR SALE**

\$1,100,000

**AGENTS**

Ryan Graham  
0400 912 287  
ryang@ljhsales.com.au

**AGENCY**

LJ Hooker Property Specialists  
(08) 8289 6660

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.

 **LJ Hooker**

- Large lounge area with access from carport with split system heating and cooling
- Updated laundry with ample storage and bench space
- Centralized kitchen with sufficient bench space, double sink and electric cooktop
- Your own oasis with large gardens and enough lawn for the family pet of the annual cricket match
- ground swimming pool!
- BBQ Alcover and additional shed/store area at the rear of the gardens
- Ample off-street parking with drive through access

This is a home, a location and a lifestyle our owners have cherished and we're sure you will too!

On offer is a fantastic opportunity to secure a property that's spacious enough for even the largest of families. For the astute investor or developer, an allotment of this size with such incredible potential simply can't be overlooked!

Perfectly positioned, everything you could ever need is only moments away. Local schools and sporting clubs are right on your doorstep, with shopping options ranging from convenient local centres to Westfield Tea Tree Plaza. The O-Bahn, Modbury Hospital and Anstey Hill Recreation Park are all close by, while abundant public transport options make commuting to the Adelaide CBD a breeze.

This is a rare opportunity and one that doesn't present all the often, do not miss your chance to secure this gem register your interest with Ryan Graham today!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.  
RLA 208516

## MORE DETAILS

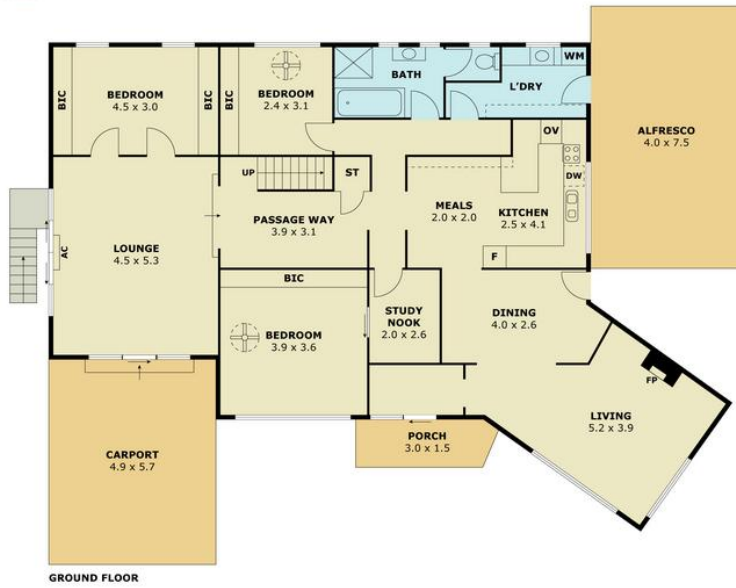
Property ID	2CC6GJU
Property Type	House
House Size	175 m2
Land Area	1390 m2
Including	Air Conditioning Pool Fire Place Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels

**Ryan Graham 0400 912 287**  
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