



## Cowandilla, 13 Goldfinch Avenue

### POSITION AND POTENTIAL

Auction: Onsite, Saturday the 8th of March at 3:00pm

Built in 1926, this character bungalow offers endless opportunities.

On a large easement free corner allotment of 790sqm approximately, invest in your future and create your dream family or consider the development potential STCC.

Located between the city and the beach, so whether you are planning a day's shopping in the CBD or spending time by the water both are a short car or bus ride away.

Features:

- \* 3 generous sized bedrooms
- \* Large formal lounge room
- \* Central hallway and high ceilings



**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.

**SOLD**



**For Sale**  
Auction

**View**  
[ljhooker.com.au/2BDEGJU](http://ljhooker.com.au/2BDEGJU)

**Contact**  
**Bruno Caporella**  
0439 679 020  
[brunoc@ljhsales.com.au](mailto:brunoc@ljhsales.com.au)

**LJ Hooker Greenwith | Golden Grove  
| Mawson Lakes | Modbury  
(08) 8289 6660**

- \* Undercover outdoor entertainment area
- \* Corner easement free allotment
- \* Side access
- \* Secure off-street parking
- \* Close proximity to CBD (approximately 4km) and Henley Beach (approximately 8km)

Close to all the amenities you need, don't hesitate enquire 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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

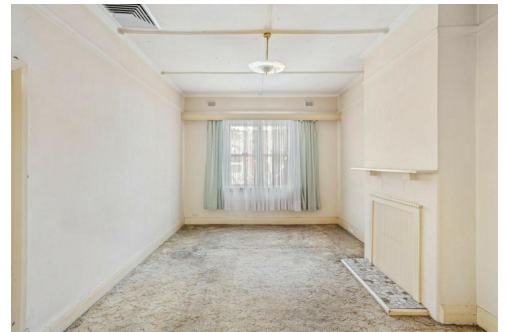
RLA 208516

## More About this Property

<b>Property ID</b>	2BDEGJU
<b>Property Type</b>	House
<b>House Size</b>	130 m2
<b>Land Area</b>	790 m2
<b>Including</b>	Secure Parking

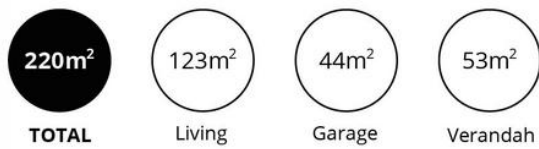
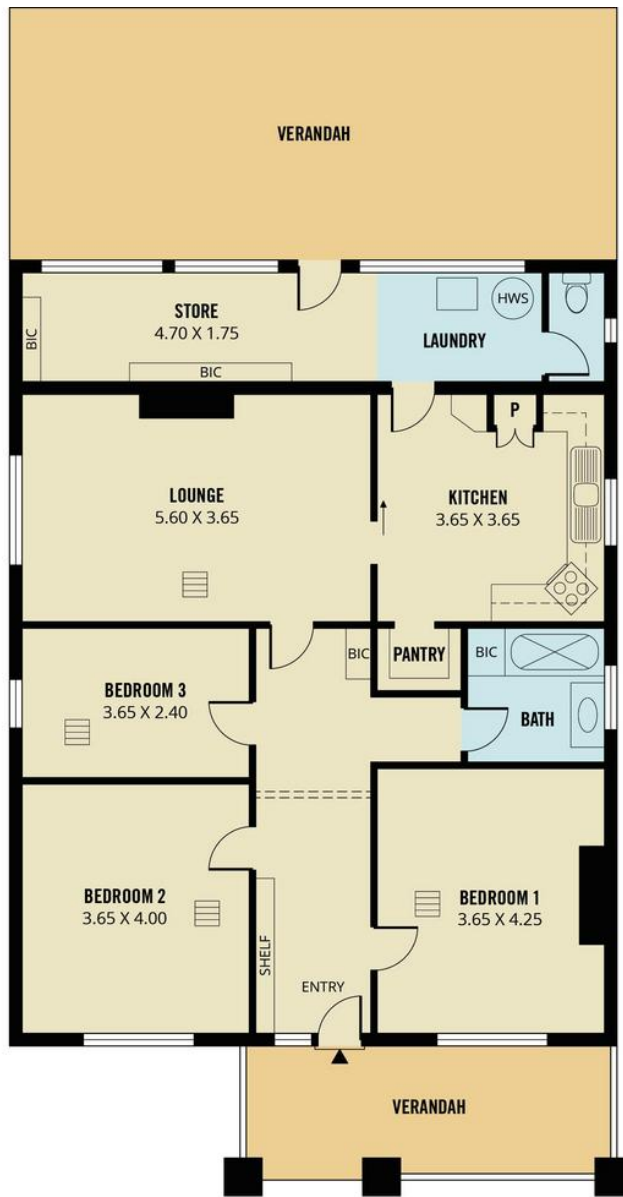
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by The Fotobase Group