






14 Shirley Avenue, Croydon Park

3  2  0 

A Place to Call Home

Auction Location: 14 Shirley Avenue, Croydon Park SA 5008

Built in 1968 this triple fronted solid brick home offers endless opportunities!

On a generous easement free allotment of 770sqm approximately, this property is being offered to the market for the first time in almost 60 years.

Offering exceptional livability in the vibrant inner-west suburb of Croydon Park and less than 8km to the CBD this property is sure to tick all the boxes.

Features you will love:

- Three generous sized bedrooms, bedroom two with built-in-robe
- Large formal lounge with gas heater
- Timber kitchen with gas cooktop, breakfast bar adjacent to dining room
- 2nd living area with split system air conditioning and gas heater
- Main bathroom with terrazzo floor
- Separate toilet with shower
- Ducted reverse cycle air conditioning
- Polished floorboards

FOR SALE

Auction - Saturday, November 29th at 3:00pm

AGENTS

Bruno Caporella
0439 679 020
brunoc@ljhsales.com.au

Jordan Nockolds
0447 809 650
jordann@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.



- Roller shutters for added security
- 10.6kw solar panels with battery storage
- Undercover outdoor entertaining area
- Large workshop/garage and separate toolshed both with power
- Undercover secure parking
- Easement free allotment 770sqm approximately with 17m frontage approximately

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 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	2CJ4GJU
Property Type	House
House Size	154 m2
Land Area	770 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (1)
	Workshop
	Built-in-Robes
	Secure Parking
	Solar Panels
	Water Tank

Bruno Caporella 0439 679 020

Sales Specialist | brunoc@ljhsales.com.au

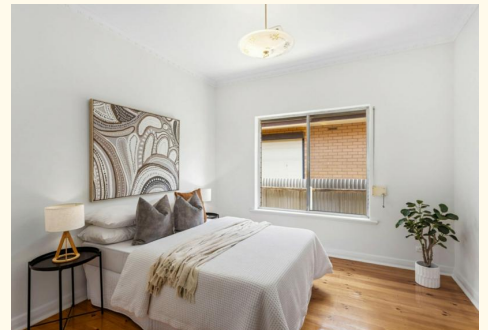
Jordan Nockolds 0447 809 650

Sales Specialist | Property Inspector | jordann@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660

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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

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