



13 Hilltop Avenue, Felixstow

## Sold by Julian Rullo of LJ Hooker Adelaide Metro

Auction Location: On-Site

Set on a substantial 945sqm allotment with a 16 metre frontage, this classic 1959 built double brick home offers an outstanding opportunity for developers, builders, renovators, investors or families looking to create their dream residence in one of Felixstow's most sought after locations. The generous land holding provides endless potential for extension, redevelopment or a brand new build.

Inside, the home features three generous bedrooms, a functional timber kitchen with an open plan meals area, a formal dining space and a spacious lounge. While some updates are required, the property is in great condition and retains charming original features that give the home character and warmth. It's a versatile layout designed to cater to both comfortable everyday living and entertaining.

Beyond the home itself, the location is second to none. Enjoy a short stroll to the bus stop with easy access to the city, take a leisurely walk down to the vibrant Langman Reserve and Linear Park or pop over to Felixstow Shopping Centre for all your essentials. The surrounding area is peaceful and family friendly, making it a wonderful place to call

3 1 2

**FOR SALE**  
Contact Agent

**AGENTS**

Julian Rullo  
0407846417  
julian.rullo@ljhadelaidemetro.com.au

Mario Bonomi  
0412 080 993  
mario.bonomi@ljhcommercialadelaide.com.au

**AGENCY**

LJ Hooker Glynde  
(08) 8336 3899

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.



home.

With many leading schools nearby and a rare combination of land size, location and potential, this property truly stands out as a remarkable opportunity. Whether you're looking to develop, renovate, invest or build your dream home, 13 Hilltop Avenue offers the perfect canvas to bring your vision to life in a highly desirable Felixstow setting.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- \* 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 advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

## MORE DETAILS

Property ID	WQJFDG
Property Type	House
Land Area	945 m2
Including	Toilets (1)

### Julian Rullo 0407846417

Sales Consultant | [julian.rullo@ljhadelaidemetro.com.au](mailto:julian.rullo@ljhadelaidemetro.com.au)

### Mario Bonomi 0412 080 993

Principal | [mario.bonomi@ljhcommercialadelaide.com.au](mailto:mario.bonomi@ljhcommercialadelaide.com.au)

### LJ Hooker Glynde (08) 8336 3899

2a Portrush Road, PAYNEHAM SA 5070

[glynde.ljhooker.com.au](http://glynde.ljhooker.com.au) | [stpeters@ljhadelaidemetro.com.au](mailto:stpeters@ljhadelaidemetro.com.au)





**13 Hilltop Avenue, Felixstow, SA 5070**

**Disclaimer:** The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.