

7 Cardigan Avenue, Felixstow

Sold by Julian Rullo of LJ Hooker Adelaide Metro

Auction Location: On-Site

Situated in the heart of Felixstow, this exceptional property offers a rare opportunity to secure a huge 1,043sqm (approx.) allotment with a wide 19 metre frontage. Whether you're a developer, builder, renovator or simply looking to create your dream residence, the scope here is truly remarkable in such a tightly held and sought after location.

The current home is spacious in design and offers a great foundation with plenty of potential. Inside, you will find four large bedrooms, each providing ample accommodation for a growing family. The entry is impressive, with double doors opening to a wide hallway that sets the tone for the home's sense of space. A formal dining area and generous lounge room provide ideal zones for entertaining and family living, while the well-maintained timber kitchen remains highly functional and ready for everyday use. While the property would benefit from updates, it retains original character features that can be enhanced and celebrated as part of a stylish renovation.

The lifestyle benefits of this location are second to none. Just a short

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FOR SALE
Contact Agent

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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**

walk to the bus stop, commuting into the city is effortless, while weekends can be enjoyed strolling along Linear Park or relaxing at the ever-popular Langman Reserve. Everyday convenience is also guaranteed with Felixstow Shopping Centre moments away, offering a variety of retail and dining options. Families are particularly well catered for, with a selection of leading public and private schools nearby, ensuring excellent education choices.

Whether you choose to renovate, redevelop, or build your forever home, the opportunity presented by 7 Cardigan Avenue is one not to be missed. Large allotments in such a prime location are increasingly rare, making this a standout prospect for buyers seeking both potential and position.

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	WQGF DG
Property Type	House
Land Area	1043 m2
Including	Toilets (2) Secure Parking

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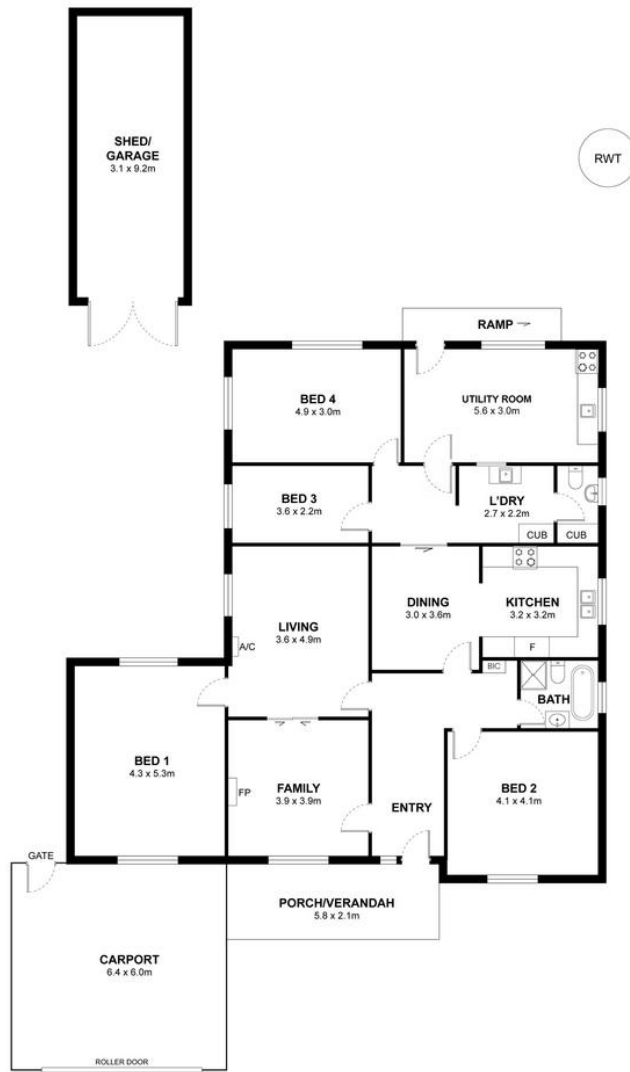
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7 Cardigan Avenue, Felixstow, SA 5070

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