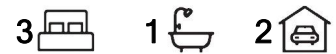


Findon, 6 Falkirk Avenue

Prime 783sqm Allotment with 21m Frontage



Whether you have a subdivision (S.T.C.C.) in mind, a renovation, an extension or a little bit of each, you would be very wise to explore your options here; and whichever path you choose, the rewards have the potential to be considerable.

With a unique frontage of 21.33m (approx.) this wonderful site can be your oyster. If you're a fan of retro living, the lovely family home that stands remains in original condition and the humble layout is reflective of the times that were.

Features to love

- Original u-shaped kitchen opening onto spacious adjacent dining area
- Large formal lounge with split system air-conditioning
- 3 generous size carpeted bedrooms, main with split system air-conditioning
- Retro bathroom with separate bath and shower
- Stunning, ornamental ceiling detailing that captures the era that was
- Secure roller door garage parking, with ample off-street parking

For Sale
Contact Agent

View
ljhooker.com.au/4YG5FE8

Contact
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- Detached studio/rumpus room for extra living
- Huge yard that boasts grassed area for the family and ample room for additional gardens
- Location is key with this ever-popular suburb for potential growth in the metro area
- Renovate, extend or subdivide (S.T.C.C); the opportunities are right here

This ideally situated property is well suited for the busy lifestyles of today. Handy to public bus services, nestled neatly in between Findon Shopping Centre and Fulham Gardens Shopping Centre with all your day to day amenities, shops, cafe and The Royal Adelaide Golf Club also nearby.

Enjoy summer days basking in the sun at the Grange Jetty Cafe, strolling along the beach at sunset or soaking up the happy vibe the cosmopolitan seaside suburbs at your doorstep have to offer.

Walking distance from Seaton Park Primary School, and zoned for Findon High School with a whole lot more to offer nearby.

For further information please contact Nick Carpinelli on 0403 347 849

RLA: 175322

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

More About this Property

Property ID	4YG5FE8
Property Type	House
House Size	165 m ²
Land Area	783 m ²
Including	Air Conditioning Secure Parking

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For Illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography