



## Findon, 8 Rondo Avenue

Your Solid Future Starts Here!

Auction Location: On Site

This solid brick 1960's home exudes a sense of timeless charm with its distinctive stone front facade. Nestled on a prime corner allotment in the well-established and highly sought after suburb of Findon.

Light, bright and spacious best describes this beautifully presented home. Recently refreshed with an inviting atmosphere seamlessly blending classic architectural elements with modern conveniences. Timber floors flow throughout the home with high ceilings adding warmth and character to the well-proportioned interior spaces.

Property Features Include:

- Spacious and light-filled lounge room



**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.

3 1 2

**For Sale**  
Auction

**View**  
[ljhooker.com.au/4Y4YFE8](https://ljhooker.com.au/4Y4YFE8)

**Contact**  
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**Donna Farquhar**  
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**(08) 8347 3666**

- Adjacent meals/eat-in kitchen with induction cooktop and ample bench space
- 3 generous size bedrooms
- Main bedroom with built-in wardrobe and reverse cycle air-conditioning
- Neat and tidy bathroom with separate bath and shower
- Large outdoor entertaining pergola perfect area for gathering with family and friends
- Pitched carport with parking for multiple vehicles and room for boat and caravan
- Enclosed rear grassed yard
- Low maintenance garden
- Split system reverse cycle air-conditioning
- Tool Shed
- Security shutters for added privacy
- Location benefits include proximity to local schools, shops and transport

Findon itself is perfectly positioned between the city and the sea, offering residents the best of both worlds. The proximity to Findon Shopping Centre, just a short distance away, ensures daily errands are completed with ease. The suburb's strategic location offers a short drive to the allure of Grange Beach and Grange Jetty, making weekend escapes to the seaside an effortless affair.

Recreational pursuits are well catered for with The Royal Adelaide Golf Club nearby, complemented by a variety of shops that satisfy both leisure and necessity. For families, the advantage of being in a suburb close to schools, transport, and shopping amenities cannot be overstated, affording a lifestyle of convenience and quality.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Donna Farquhar on 0461 363 915.

\* The vendor's statement may be inspected at 139 Tapleys Hill Road, Seaton SA 5023 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

**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



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## More About this Property

|               |                  |
|---------------|------------------|
| Property ID   | 4Y4YFE8          |
| Property Type | House            |
| Including     | Air Conditioning |

**Rosemary Auricchio 0418 656 386**

Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

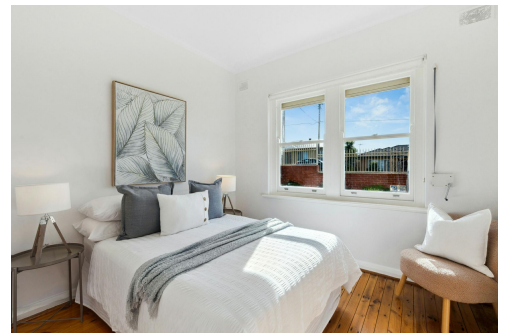
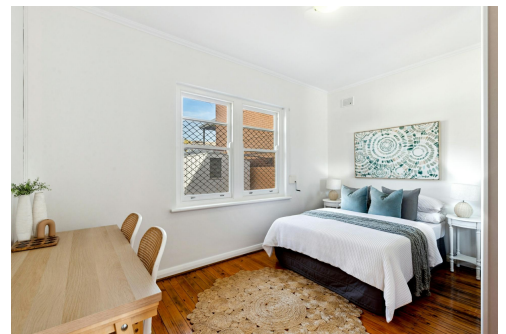
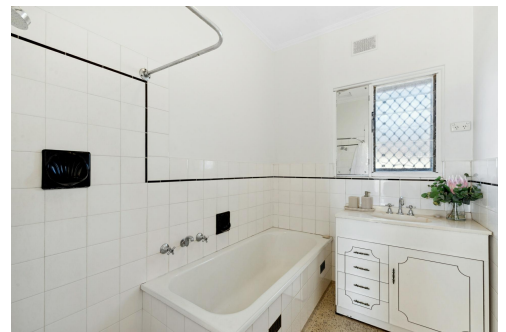
**Donna Farquhar 0461 363 915**

Property Specialist | [donna@ljhookerwestlakes.com.au](mailto:donna@ljhookerwestlakes.com.au)

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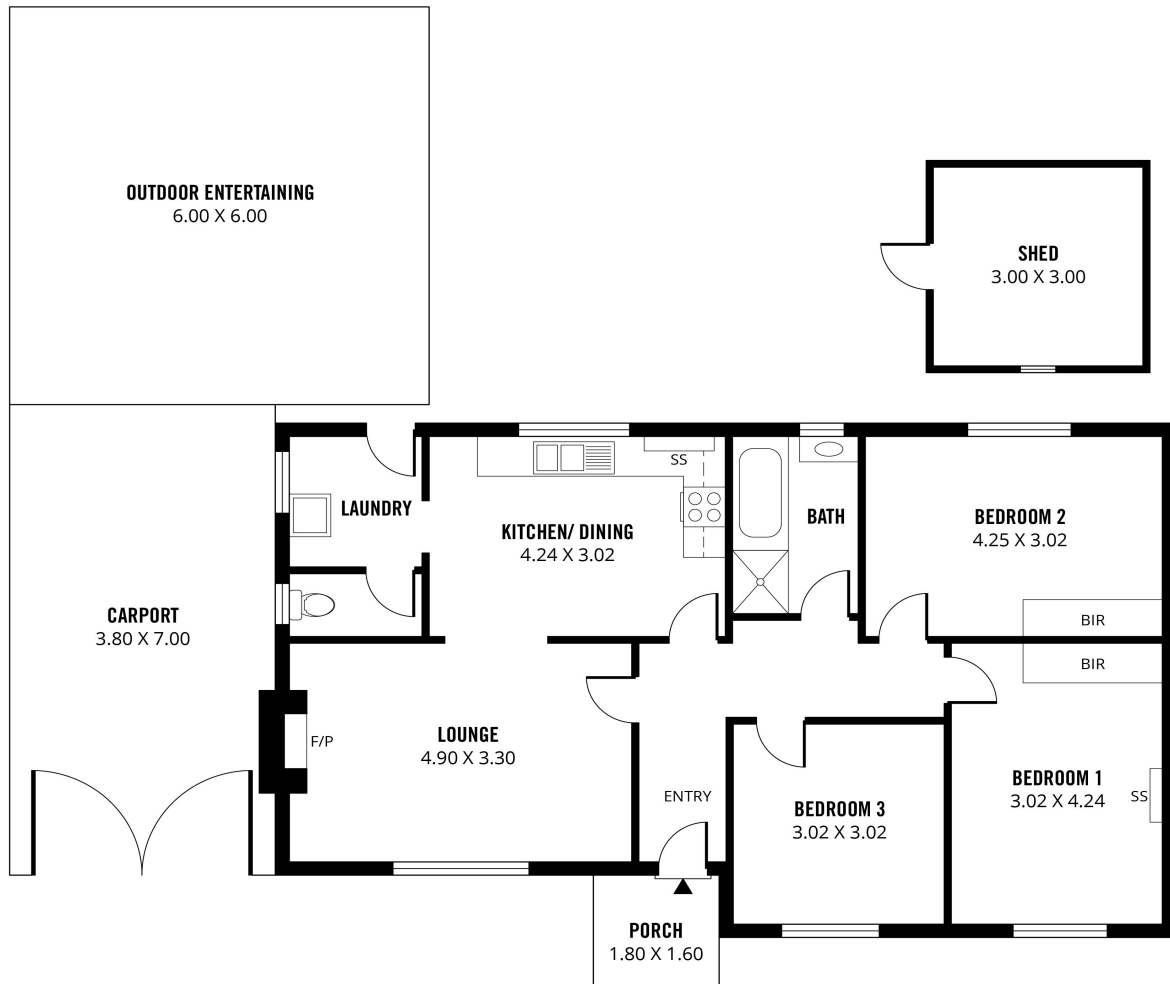
139 Tapleys Hill Road, SEATON SA 5023

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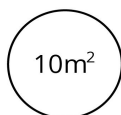
170m<sup>2</sup>

**TOTAL**



94m<sup>2</sup>

Living



10m<sup>2</sup>

Shed



27m<sup>2</sup>

Carpot



3m<sup>2</sup>

Porch



36m<sup>2</sup>

Outdoor  
Entertaining



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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