



## Findon, 9 Worthley Road

Your Blank Canvas Awaits - Solid 1960's Retro Home

Auction Location: On Site

Step into a world of potential with this charming retro-style home that's just waiting for the right buyer to bring it to life. Ideal for first home buyers those looking to enter the property market or renovators dreaming of crafting a personalised space, this solid three-bedroom home is the perfect opportunity.

Set on a generous allotment with a wide street frontage of 18.59m and 35m depth, in the heart of Findon, this residence offers a solid foundation and an adaptable layout, ideal for anyone ready to roll up their sleeves and create something truly special. From first-time buyers eager to make their mark to renovators looking for their next project, this property delivers endless potential.

Property Features:



**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.

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**For Sale**  
Auction

**View**  
[ljhooker.com.au/4YGHFE8](http://ljhooker.com.au/4YGHFE8)

**Contact**  
**Rosemary Auricchio**  
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**Josie Auricchio**  
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**LJ Hooker West Lakes | Henley Beach**  
**(08) 8347 3666**

- Retro-style solid home with immense potential
- Three bedrooms, main bedroom with ceiling fan
- Well maintained bathroom with separate bath, shower and updated vanity
- Separate lounge room with timber panelling
- Neat and tidy kitchen
- Adjacent dining area
- Undercover verandah
- Large back garden with room for extension, renovation or redevelopment (S.T.C.C)
- Lock-up garage with drive-through access to the rear
- Additional off-street parking
- High ceilings
- Air-conditioning
- Land Area 651sqm (approximately)

Located in the desirable suburb of Findon, this home combines lifestyle and convenience, with everything you need within reach. Enjoy quick access to local shopping centres, cafes, and restaurants, as well as excellent schooling options and parks nearby. Just a short drive to both the Adelaide CBD and the beach, Findon offers a balanced suburban atmosphere that's perfect for those seeking a connected yet relaxed lifestyle. Make your mark in this thriving neighbourhood and let this property be the start of your next chapter.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Josie Auricchio on 0419 269 503.

\* 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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Beach  
(08) 8347 3666**

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## More About this Property

Property ID	4YGHFE8
Property Type	House
Land Area	651 m2
Including	Air Conditioning Secure Parking

### Rosemary Auricchio 0418 656 386

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

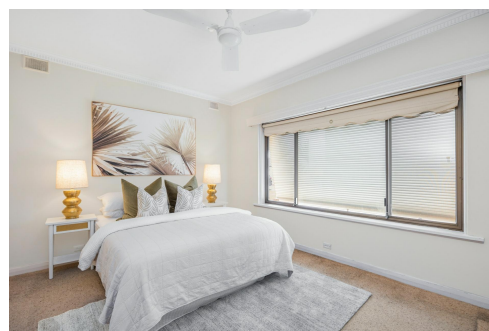
### Josie Auricchio 0419 269 503

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### LJ Hooker West Lakes | Henley Beach (08) 8347 3666

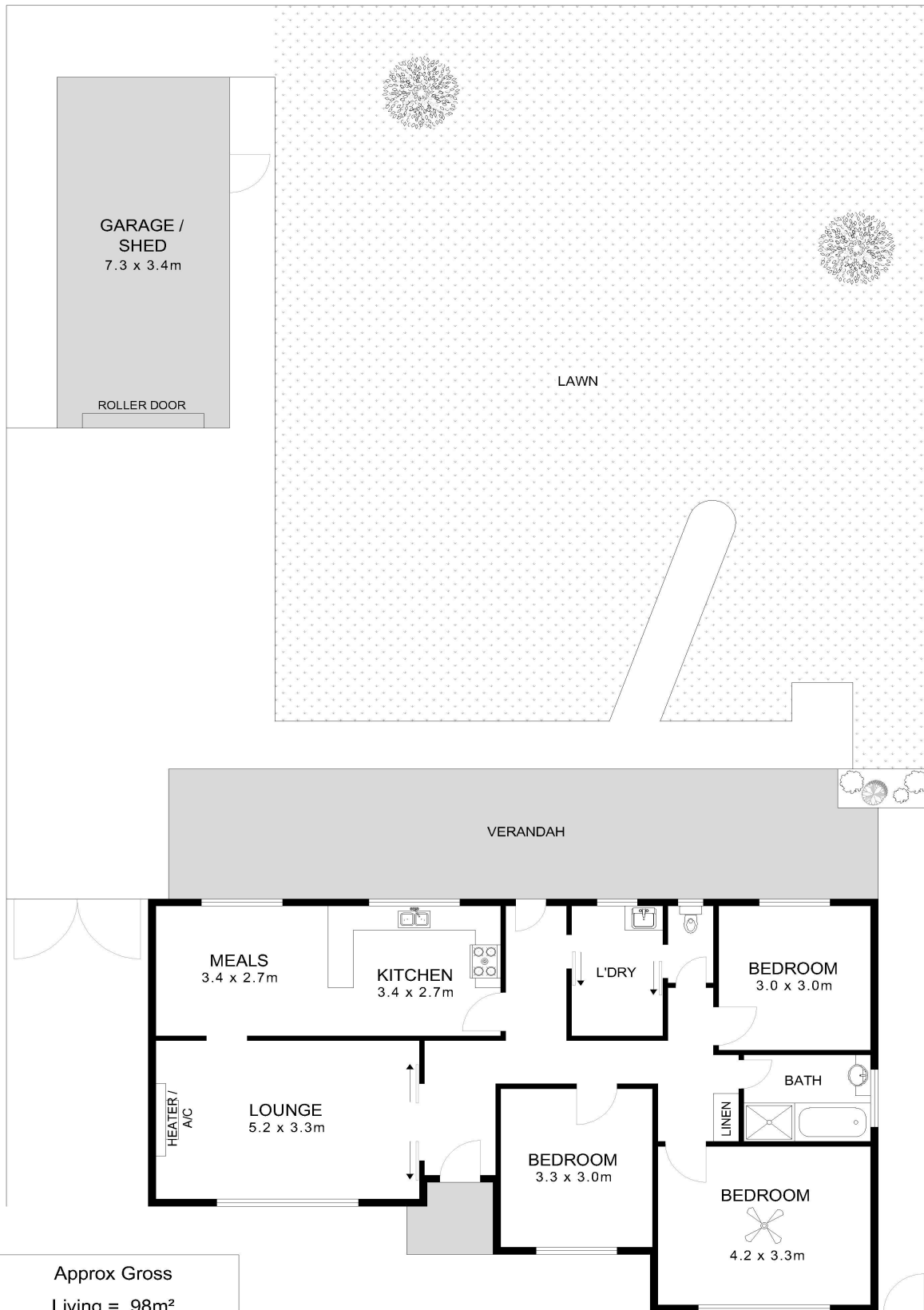
139 Tapleys Hill Road, SEATON SA 5023

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Approx Gross  
 Living = 98m<sup>2</sup>  
 Garage = 25m<sup>2</sup>  
 Verandah = 37m<sup>2</sup>  
 Porch = 2m<sup>2</sup>  
 Total = 162m<sup>2</sup>

## 9 Worthley Road Findon

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