

Flinders Park, 22 Westall Avenue

UNLOCK THE CHARM OF THIS STONE FRONTED FAMILY HOME

Auction Location: On Site (USP)

Welcome to 22 Westall Ave, Flinders Park - this cherished home has been in the care of its original family for over seven decades. Now after 76 years this home is going on the market to welcome the next family to create their own cherished memories.

This three bedroom, solid brick home features an original kitchen/meals area overlooking the comfortable family space. The formal lounge adds charm with a combustion heater and its ornate mantle surround, creating a warm and inviting atmosphere. The rear has an expansive rear covered area perfect for year round entertaining with family & friends. The property will delight any gardener or home handyman with a large rear garage/work shop, detached office, garden sheds anchored by a magnificent rear avocado tree.

3 1 4

For Sale

SOLD by Gerard Pacillo ph. 0431 596 145

View

ljhooker.com.au/H5PH67

Contact

Gerard Pacillo

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Ralph Pacillo

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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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(08) 8352 1155

Set on an allotment of some 750 sqm this home offers endless opportunities, whether you envision breathing new life into the existing structure with a thoughtful renovation or starting afresh with a custom rebuild, this home offers a blank canvas for your unique vision.

The expansive 18mtr frontage opens the door to potential development opportunities (STNC), making it an enticing prospect for those with a keen eye for future possibilities.

Nestled in the sought-after family suburb of Flinders Park, this residence is nestled midway between the bustling Adelaide CBD and the pristine coastline of Adelaide. Conveniently situated within a short walk to Nazareth Private College and Flinders Park Primary, as well as a leisurely stroll to the tranquil Linear Park with its inviting riding and walking trails, and picturesque picnic areas.

Enjoy the ease of access to local shopping and public transport, enhancing the overall convenience of this prime location. Embrace the opportunity to embark on a new chapter, creating lasting memories in a home that holds decades of history and potential for future growth.

Don't miss out on this unique piece of Flinders Park history!

For more information please contact:

Gerard Pacillo: 0431 596 145

Ralph Pacillo: 0433 117 801

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction 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 215339



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More About this Property

Property ID	H5PH67
Property Type	House
Land Area	750 m ²
Including	Air Conditioning Workshop

Gerard Pacillo 0431 596 145

Property Consultant | gerard@ljhfp.com.au

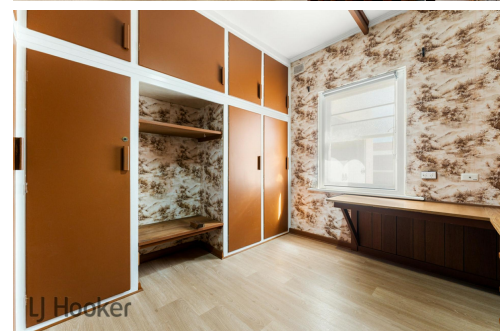
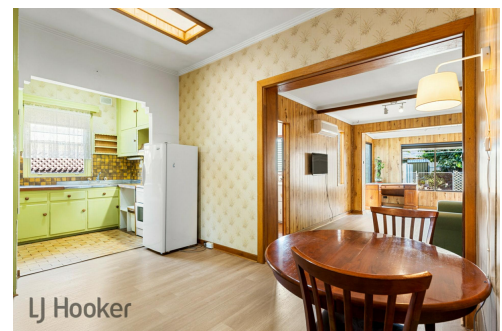
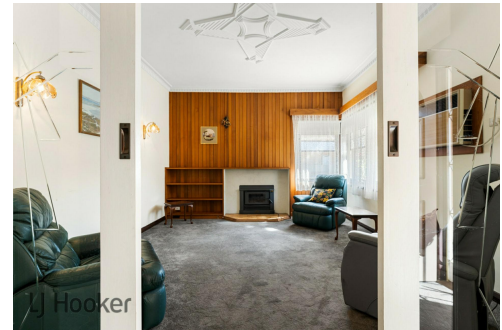
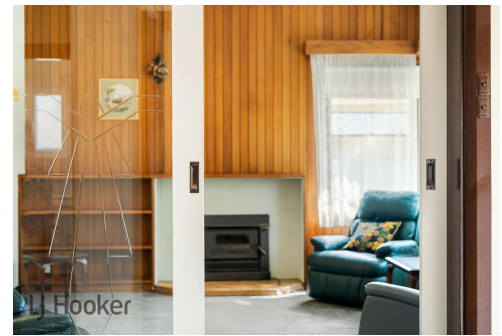
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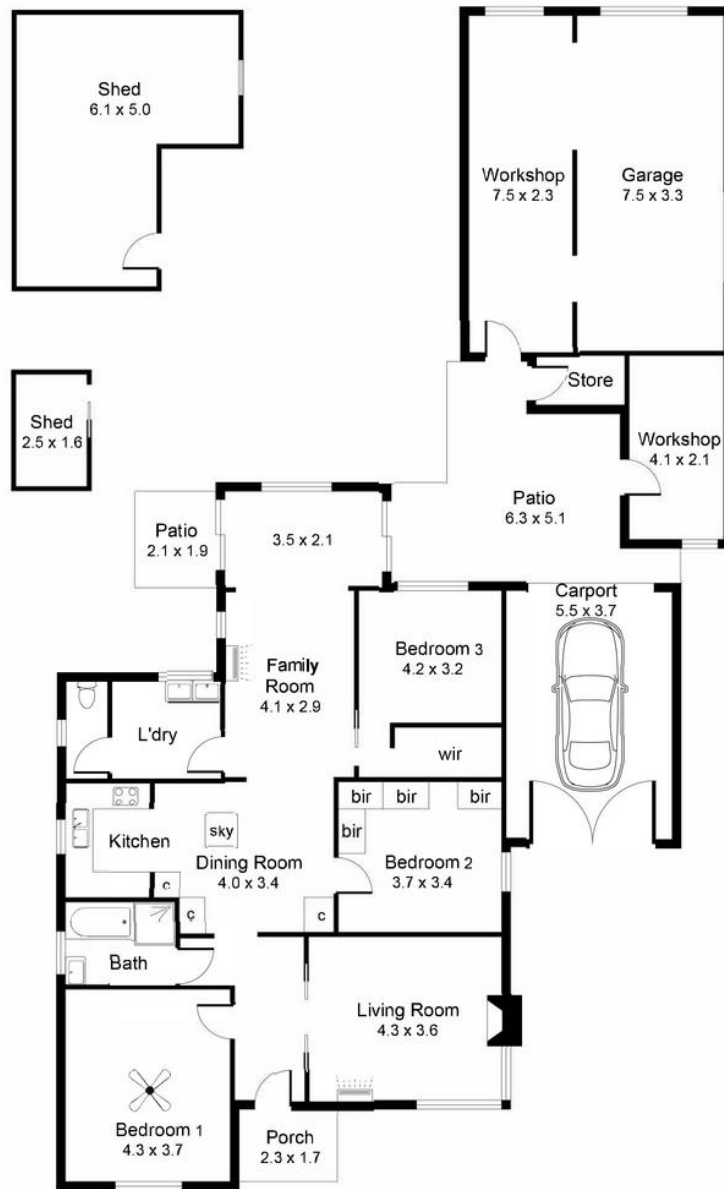
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270m²	165m²	45m²	30m²	26m²	4m²
TOTAL	Living	Garage/ Carport	Workshop	Patio	Porch

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

