







37 Kanbara Street, Flinders Park

2 1 3

Solid Brick Opportunity with Wide Frontage Near Linear Park

Positioned in a peaceful street within the tightly held suburb of Flinders Park, this solid brick home presents an exciting opportunity on approximately 655sqm, featuring a wide street frontage of approximately 19.81m. Located just moments from the River Torrens Linear Park Trail, the property offers outstanding scope to renovate, extend or explore future redevelopment potential (subject to council consent), while enjoying a highly sought-after lifestyle setting.

A key feature of the home is its sense of privacy. Set behind an enclosed front yard, the property enjoys excellent separation from the street, creating a private environment rarely found in such a central location. Inside, the home offers comfortable liveability with a flexible floorplan that invites imagination, making it ideal for buyers looking to enhance, renovate or reimagine the space over time.

The rear of the home continues this sense of seclusion, with established greenery creating a tranquil garden sanctuary. This peaceful setting provides the perfect backdrop for outdoor living, entertaining or simply enjoying the privacy and calm the property offers.

FOR SALE
Sold at Auction

AGENTS

Rosemary Auricchio
0418 656 386
rosemarya@ljhookerwestlakes.com.au

Nick Carpinelli
0403 347 849
nickc@ljhookerwestlakes.com.au

AGENCY

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

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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Property Features:

- Solid brick home on approximately 655m2
- Wide street frontage of approximately 19.81m
- Comfortable existing residence with renovation and development potential (STCC)
- Spacious open plan lounge and dining area with timber floorboards, ceiling fan and feature mantle
- Functional and practical neat and tidy kitchen with stainless steel appliances and skylight
- Bedrooms 1 and 2 both with ceiling fans
- Neat and tidy bathroom with separate bath, shower and WC
- Laundry with built-in cupboards
- Separate study, ideal for a home office or flexible living space
- Large enclosed outdoor entertaining area, ideal for year-round use
- Reverse-cycle air-conditioning
- Automatic roller shutters
- Double-length carport with gates, providing secure off-street parking
- Verandah and pergola
- 3 x sheds providing excellent additional storage
- Enclosed front yard offering excellent privacy from the street

Ideally positioned for both lifestyle and convenience, the home is close to the River Torrens Linear Park Trail, local parks and playgrounds. Schooling options include Flinders Park Primary School and Underdale High School, with private schools such as Nazareth Catholic College and St Michael's College also within easy reach. Shopping is conveniently accessed at Brickworks Marketplace, Findon Shopping Centre and Westfield West Lakes. With easy access to public transport, key arterial roads, the CBD and coastline, this is a compelling opportunity in a highly desirable location.

For further information please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

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 purchaser's 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 DETAILS

Property ID	509AFE8
Property Type	House
Land Area	655 m2
Including	Study
	Air Conditioning
	Toilets (1)
	Outdoor Entertaining
	Workshop
	Fully Fenced







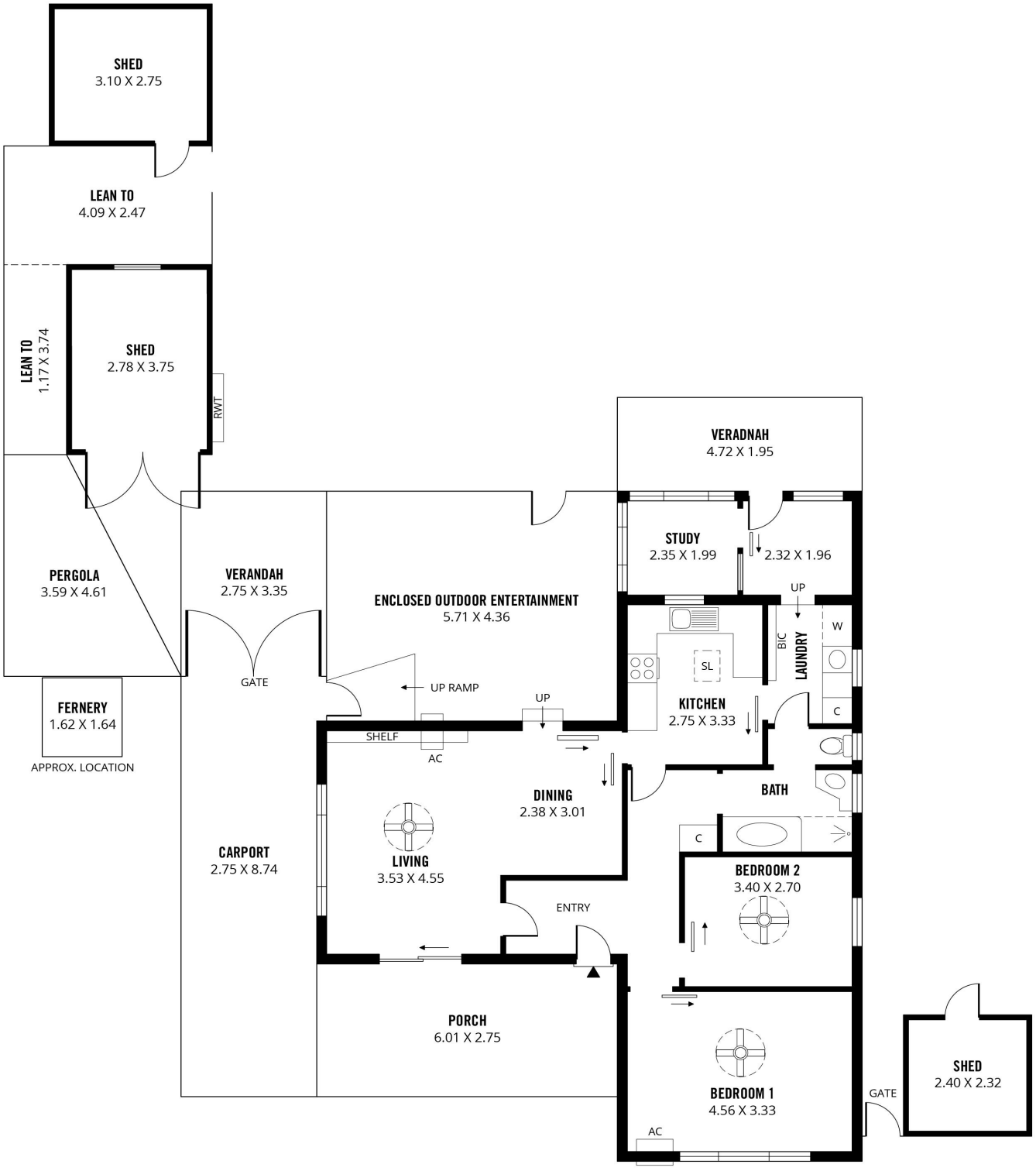




Rosemary Auricchio 0418 656 386
Sales Partner | rosemarya@ljhookerwestlakes.com.au
Nick Carpinelli 0403 347 849
Sales Representative | nickc@ljhookerwestlakes.com.au

LJ Hooker West Lakes | Henley Beach (08) 8347 3666
139 Tapleys Hill Road, SEATON SA 5023
westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au

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224m²	100m²	28m²	43m²	28m²	25m²
TOTAL	Living	Shed	Carport/ Verandah	Porch/ Pergola	Enclosed Outdoor Entertainment

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.

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