



Flinders Park, 73 Nelson Avenue

Sold by Doris He & Troy Tyndall

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LJ Hooker Adelaide Metro proudly represents 73 Nelson Ave, Flinders Park - an original and well maintained residence that embodies beautiful features, offering comfortable, convenient, and spacious living.

Discover the potential of this well maintained three bedroom, one bathroom property on approximately 706 sqm land. This double brick home offers an exciting opportunity for developers, with subdivision potential (STPC), or the chance to build your large dream home. While you work on your building plans, you can take advantage of the rental return by leasing out the existing house.

The residence features a spacious lounge and dining area, a kitchen with ample bench and storage space and three carpeted bedrooms. Outside, you'll find a double carport, a massive shed where you can store the toolkits, vintage cars or wines and ample space for future developments.



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.

For Sale
Contact Agent

View
ljhooker.com.au/2CD5FDZ

Contact
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LJ Hooker St Peters
(08) 8362 8008

What we love:

- No easement flat allotment with a wide frontage of approx. 17.3m
- Eat-in kitchen with gas cooktop, pantry storage and Puratap
- Separate laundry
- Undercover carport with security gates
- Manicured gardens both front and rear, with usable lawn area and mature fruit trees
- NBN ready
- Ideally situated between the city and the sea
- Zoned to Underdale High School

Walking distance to Flinders Park Primary School and Nazareth Catholic College. Also, in very close proximity to Flinders Park Football Club, Grant Place Reserve and West Lakes Shopping Centre. All this only 10 minutes to the Adelaide CBD and only approx. 6km to the sands of stunning Grange Beach.

Do not miss out this fantastic opportunity! Contact agents for more information.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

More About this Property

Property ID	2CD5FDZ
Property Type	House

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General Operations Manager / Corporate Auctioneer |
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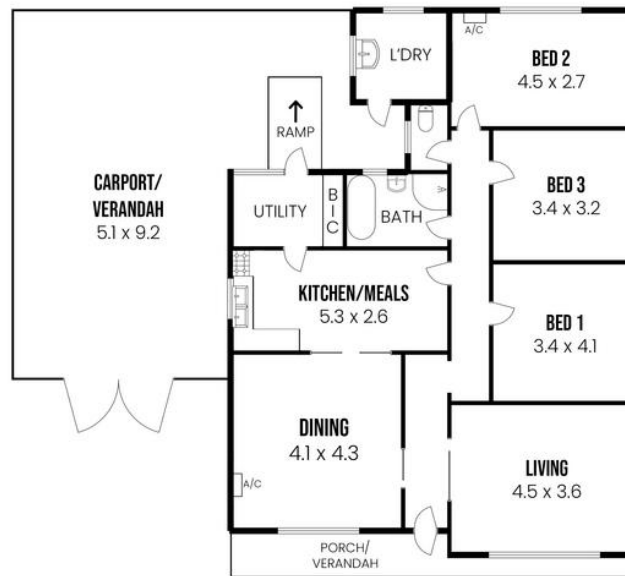
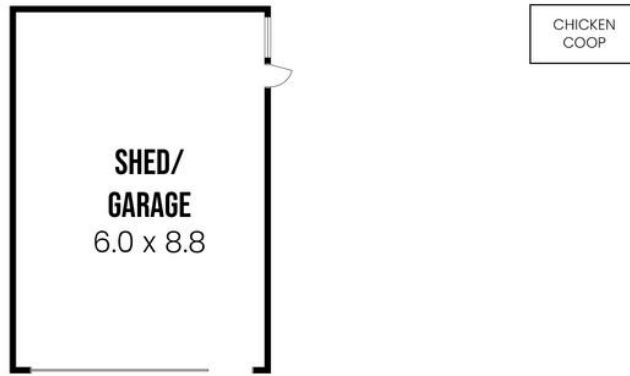
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73 Nelson Avenue, Flinders Park, SA 5025

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