



12 Lilka Street, Gepps Cross

Primed Family Home on Generous Allotment!

Auction Location: 12 Lilka Street, Gepps Cross SA 5094

Welcome to your next home or latest investment. This traditional family home has been well loved and cared for by our current vendors over the years and is now being released to the market for the very first time since its construction back in 1968.

With a lot of the heavy lifting done for you in terms of renovations, additions and sought-after features in more recent years, this one is ready for you to add your finishing touches to create the family home you have dreamed of.

For those looking for an investment or future growth, this home is located on a traditional 680sqm (approx.) allotment, allowing space for your imagination or potential redevelopment (STCC) in years to come.

Features you will love:

- Three generous bedrooms with ceiling fans
- Bathroom with glass shower screen
- Large formal living area with split system air conditioner and gas

3 1 5

AUCTION

Sat 20th Jun @ 10:00AM

VIEW

Sat 13th Jun @ 11:15AM - 11:45AM

AGENTS

Robert Bonelli
0497 808 908
robertb@ljhsales.com.au

AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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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- fire place
- Additional family room with bar equipped with built in mini fridge for all entertaining needs
- Updated kitchen with stone benchtops and stainless steel appliances
- Outdoor entertaining overlooking large rear yard
- Rear access to shed/workshop
- Automatic roller door for secure parking
- Ducted evaporative air conditioning throughout
- 680sqm approx. easement free rectangular allotment
- 17.07m approx. frontage

This quiet but accessible location has what you need for easy living. Commuting is a breeze in each direction, local shopping at Sefton Plaza, Northpark and larger shopping at Gepps X Home HQ nearby as well as zoning to Roma Mitchell Secondary School, only a few moments away.

If you're looking for your first home, family home or latest investment for the portfolio, then look no further.

Register your interest with Robert Bonelli today!

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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

MORE DETAILS

Property ID	2DG7GJU
Property Type	House
House Size	137 m2
Land Area	680 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking

Robert Bonelli 0497 808 908
Sales Specialist | robertb@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au





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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