



62 Barnes Road, Glynde

## Corner Block- Basket Range Home

- Auction Saturday 7th March at 10:30am\*

Opportunities like this don't come along often. Set on a generous 719m<sup>2</sup> (approx.) corner block, this much loved home offers space, flexibility and the freedom to create something truly special.

Behind its classic basket range facade sits a beautiful double brick home, original in style yet comfortable and well cared for. The layout includes three bedrooms, one bathroom and two car spaces. Making it perfectly liveable now while you take the time to plan what comes next. Whether that's a thoughtful renovation, a family extension or a longer term vision, the bones are here and the possibilities are real.

The corner position adds an extra layer of appeal, offering flexibility and a sense of openness that's becoming increasingly rare.

With frontages to Barnes Road and Edward Street, those considering a future development (STPC) have a rare opportunity to take advantage of street facing dwellings.

What we love:

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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### AUCTION

Sat 7th Mar @ 10:30AM

### VIEW

Sat 21st Feb @ 2:00PM - 2:30PM

### AGENTS

Luke Mitchell  
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Claude Buccella  
0419 394 110  
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### AGENCY

LJ Hooker St Peters  
(08) 8362 8008

- Attractive corner block with approx. 719m2
- Classic Basket range facade
- Flexible floorplan for potential extensions
- Corner window lounge with decorative ceiling and feature fireplace

Perfectly positioned to enjoy the best of Glynde living, the home is moments from local parks, everyday conveniences and quality schooling. Firle Plaza and Marden Shopping Centre are both within easy reach, offering supermarkets, cafes and specialty stores, while public transport options nearby provide direct and convenient access to the CBD.

A range of well regarded local schools, reserves and walking trails further enhance the appeal, making this a popular location for its balance of lifestyle, connectivity and long term liveability.

This is a place where memories can be made today, and value can be shaped tomorrow. A rare chance to secure land, location and long term potential.

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 DETAILS

|               |                                |
|---------------|--------------------------------|
| Property ID   | 2DZNFDZ                        |
| Property Type | House                          |
| Land Area     | 719 m2                         |
| Including     | Built-in-Robes<br>Fully Fenced |



## Luke Mitchell 0411 703 055

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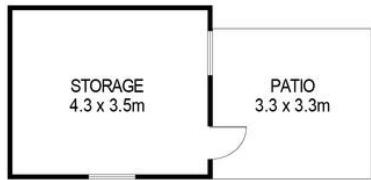
## Claude Buccella 0419 394 110

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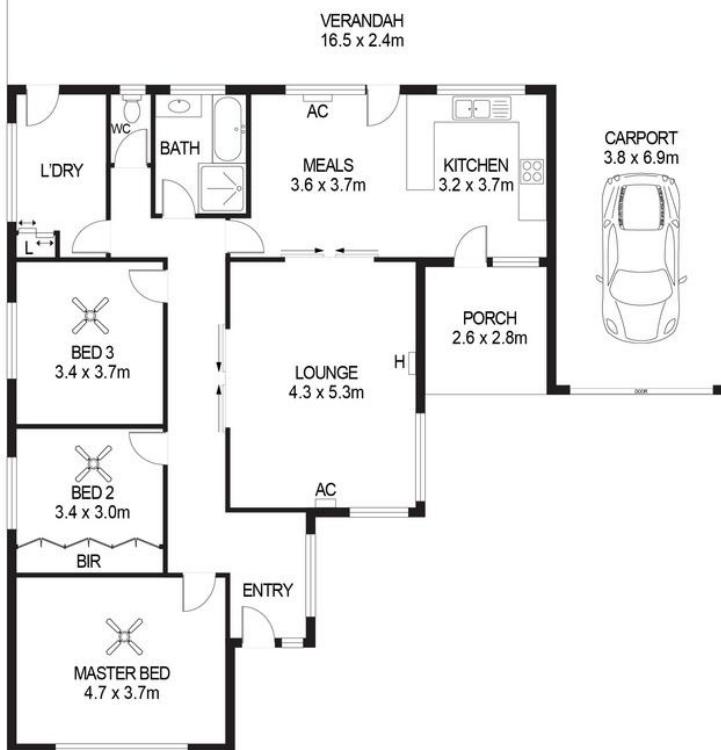
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## 62 BARNES ROAD, GLYNDE

| Not to scale | Drawing for marketing purposes only | Measurements and dimensions are approximate | Floorplan by: **In-House Imaging** |