

Hendon, 41 Paqualin Street

Neat as a Pin - Move In Now, Develop Later

Auction Location: On Site

This immaculately presented and well-kept solid brick home presents a blend of classic charm and endless opportunity.

Set upon a sizeable 760sqm (approx.) parcel of land with an expansive fenced frontage of 17.98m, this home strikes an inviting curb appeal and offers a spacious realm of possibilities for its new owners.

Adding to the home's value is the potential to redevelop, subject to necessary consents, yielding an enticing proposition for investors or homeowners with a vision.

Features To Note:

- Generous 760sqm block with a broad 17.98m frontage, with redevelopment (STCC)



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

Auction | Sat 6th July at 4:45pm On Site (USP)

View

ljhooker.com.au/4XZJFE8

Contact

Rosemary Auricchio

0418 656 386

rosemarya@ljhookerwestlakes.com.au

Nick Carpinelli

0403 347 849

nickc@ljhookerwestlakes.com.au

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

- Built to stand, well-maintained solid brick home
- 3 bedrooms all with ceiling fans
- Update bathroom with second WC
- Spacious lounge with gas heating
- Separate dining room
- Neat and tidy kitchen, gas cooktop and ceiling fan
- Under cover verandah
- Timber floors
- High and decorative ceilings
- Expansive enclosed rear yard with sheds
- Lock up garage with pit, enclosed carport with an additional off-street parking for multiple vehicles
- Reverse cycle air-conditioning

Positioned in a thriving and up and coming suburb Hendon and centrally located within a moments' walk to Hendon Central Shopping Centre, local schools and transport at your fingertips.

Act now so you do not miss this chance. For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

* The vendor's statement may be inspected at 139 Tapleys Hill Road, Seaton SA 5023 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it 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 175322

More About this Property

Property ID	4XZJFE8
Property Type	House
Land Area	760 m²
Including	Toilets (2)

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

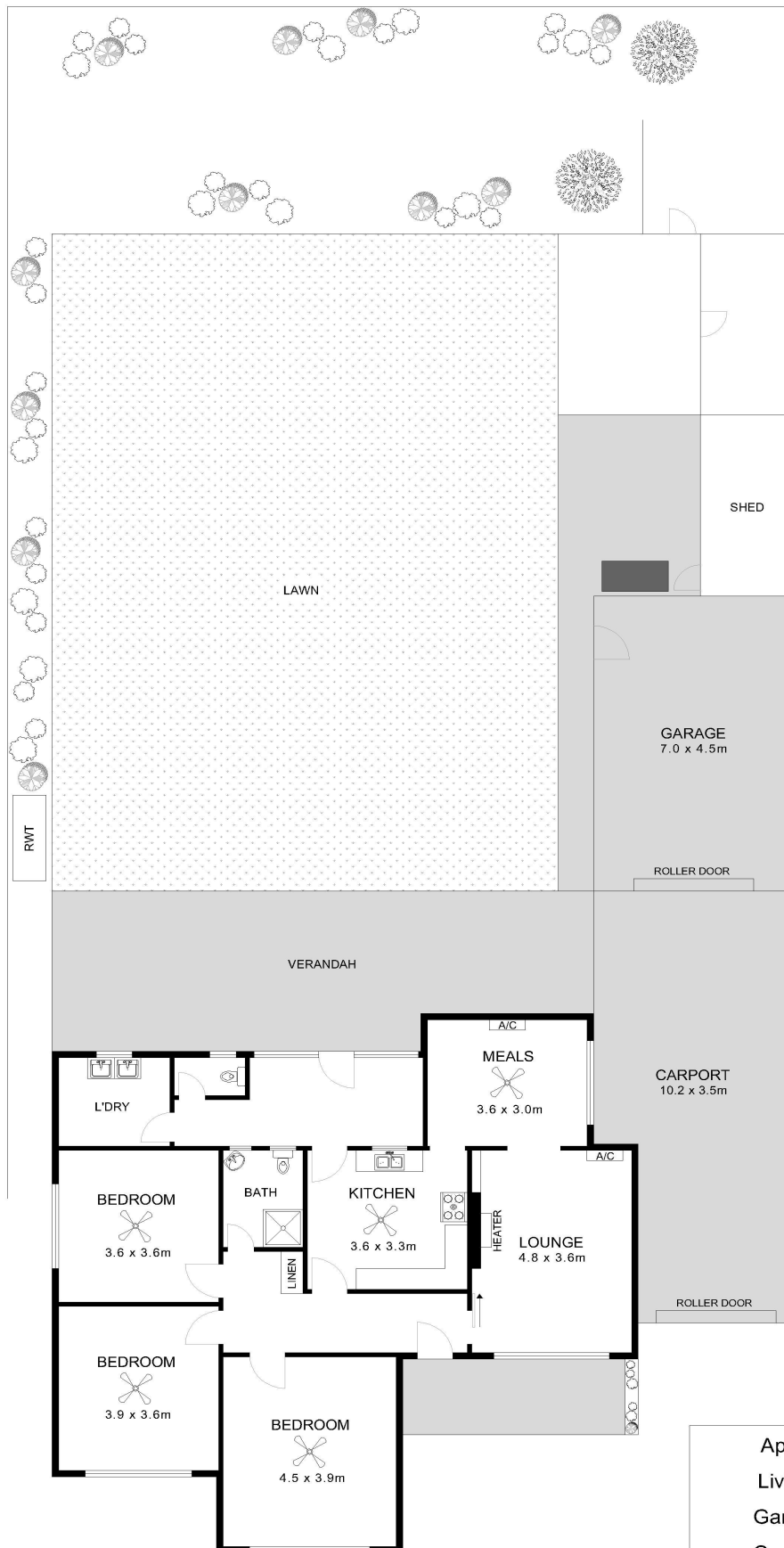
LJ Hooker West Lakes | Henley Beach (08) 8347 3666
 139 Tapleys Hill Road, SEATON SA 5023
westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au



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.



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



41 Paqualin Street Hendon

For illustrative purposes only. All measurements are approximate.
Andrew Waters Photography

Approx Gross
 Living= 120m²
 Garage = 32m²
 Carport = 42m²
 Verandah = 43m²
 Porch = 9m²
 Total = 246m²