



177 Fletcher Road, Largs Bay

## TIMELESS CLASSIC BY THE BAY

Auction Location: On Site (USP)

A rare offering in Largs Bay to Finalise a Deceased Estate.

Situated just minutes from the foreshore, this solid double-brick Bungalow built in 1925 offers a unique opportunity to secure a substantial residence in one of Adelaide's most tightly held coastal suburbs. With four generous bedrooms, 2 bathrooms, an extra toilet and scope to update, renovate or simply move in and enjoy, the property presents endless possibilities.

Whether you're a growing family, investor, or buyer seeking to create your dream coastal haven, this is an address that offers both lifestyle and potential in equal measure.

### The Highlights:

- Character Bungalow home built in 1925
- Four spacious bedrooms with ample storage
- Main bedroom complete with robe and ensuite
- Open plan kitchen, dining and living area
- Second bathroom plus additional toilet

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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**FOR SALE**  
Contact Agent

**AGENTS**  
Gerard Pacillo  
0431 596 145  
gerard@ljhfp.com.au

**AGENCY**  
LJ Hooker Flinders Park  
(08) 8352 1155

LJ Hooker

- Laundry with a third toilet
- Split systems Air Conditioning providing year-round comfort
- Secure lock-up garage and plenty of off-street parking
- Enclosed rear yard ideal for children and pets
- 450sqm approx. allotment

Perfectly positioned in the Largs Bay Primary School zone and close to local reserves, cafés, and shopping precincts, this home offers an enviable coastal lifestyle with the convenience of modern amenities nearby. The sparkling sands of Largs Bay beach are just moments away, while Semaphore Road's vibrant dining and retail strip is within easy reach.

For more information contact:  
Gerard Pacillo 0431 596 145

This property is currently tenanted on a periodic lease.

To register your interest or to make an offer, click the link below:  
<https://prop.ps//6U1ObTCG6Ddy>

The Vendor's Statement (Form 1), the Auction Contract, and the Conditions of Sale will be available for perusal by members of the public: (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences

**Disclaimer:**

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

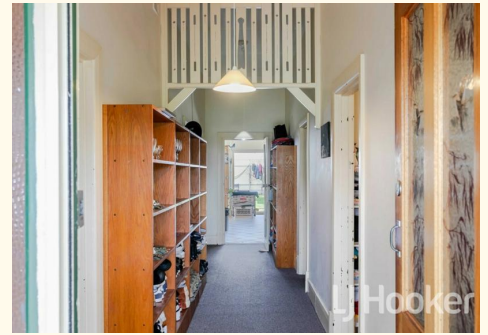
RLA 215339

**MORE DETAILS**

Property ID                   JEPH67  
Property Type               House

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Area (Estimate only)	
Living	137.6 m <sup>2</sup>
Porch	13.4 m <sup>2</sup>
Shed	24.0 m <sup>2</sup>
<b>Total</b>	<b>175.0 m<sup>2</sup></b>

For illustrative purposes only.  
All measurements are approximate

