



10 Kellett Avenue, Lockleys

"Lifestyle Rich Location or Develop!" (stnc)- 741m2 Apprx

Auction Location: On Site

A delightful one owner family home, currently held for over 65 years, offers exciting future potential & options galore for discerning buyers, to move in, enhance or redevelop (stnc) in blue chip Lockleys. Combining key ingredients of a prized north facing rear aspect, lifestyle packed location & a prime 741m2 apprx landholding between Adelaide City & Henley Beach, just a stroll to Linear Park.

Beautifully set near large modern homes in a quiet friendly neighbourhood. Comprising a spacious lounge, generous dining room, an upgraded kitchen, some classic 1950's ornate ceilings, 4 bedrooms or 3 plus study & a tastefully upgraded bathroom. A rear detached rumpus/games room ideal for entertaining, offers some flexibility. Complimented with Daikin Super Inverter ducted r/c air, gas heating, an instantaneous HWS & established gardens with multiple citrus trees & a backyard with room to move.

Secure parking with remote is provided for up to three cars plus further off street parking.
The property presents potential to renovate, perhaps lift carpets &

3 1 3

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Flinders Park
(08) 8352 1155

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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polish floors, extend with a stunning north facing extension, create your development vision (stnc), invest, or build the dream home in this brilliant locality, whatever option... it's all good.

Perfectly positioned just minutes from iconic Adelaide Oval, the vibrant culture of Henley Square, shopping at Harbour Town, the Bay & the pristine sands of Henley & Grange beaches. Near Prestigious Kooyonga, Lockleys Oval sporting facilities, quality schools, cafes & public transport, while handy to the airport. Enjoy river walks & so much more. Take advantage of this rare opportunity.

"A Smart Choice for your Future".... No.10 Kellett Ave.!

For more Information please contact David Blight on 0419820423

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	JXEH67
Property Type	House
Land Area	741 m2
Including	Study
	Air Conditioning
	Toilets (1)
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking

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