




12 Durham Avenue, Lockleys

# "Blue Chip Riverside Opportunity!" - 714m2 Apprx.

Auction Location: On Site

A rare opportunity, positioned in a quiet peaceful setting just metres to Linear Park & Wetlands, held within a family for over 60 years, offers a lifestyle rich location with huge potential for the discerning buyer, between Adelaide City & Henley Beach in desirable Lockleys.

Combining a  whopping 25.9m frontage, with a prime 714m2 landholding apprx. near modern & enhanced quality homes. This superb blank canvas offers exciting scope to enhance or extend capturing prized northern light or design & build your dream home(stnc). Comprising a spacious open plan  lounge/dine with split system air & French Doors, 3 generous bedrooms, an original kitchen/dining, original bathroom & a drive thru garage UMR. Some internal TLC /work is needed, add your flair & styling to transform this late 1950's classic.

Enjoy river walks or cycle at leisure, just metres from home, explore Wetlands & the birdlife, or simply embrace this peaceful riverside address.

3 1 1

**AUCTION**
Sat 28th Nov @ 12:00PM

**VIEW**
Sat 7th Nov @ 12:15PM -  1:00PM

**AGENTS**
David Blight
0419 820 423
dblight@ljhfp.com.au

**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.

Only minutes to Adelaide Oval, vibrant  Henley Square, The Bay, Harbour Town shopping, the airport & the beautiful sands of Henley & Grange beaches. Near Prestigious Kooyonga, Lockleys Oval sporting facilities, quality local schools, a preschool, cafés & public transport.

In one of Adelaide's most desirable lifestyle corridors. Bring your vision.

Durham Avenue is Lockleys Best Kept Secret...Shhhhh!
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 | K5RH67 |
| Property Type | House |
| Including | Air Conditioning<br>Toilets (1)<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking |











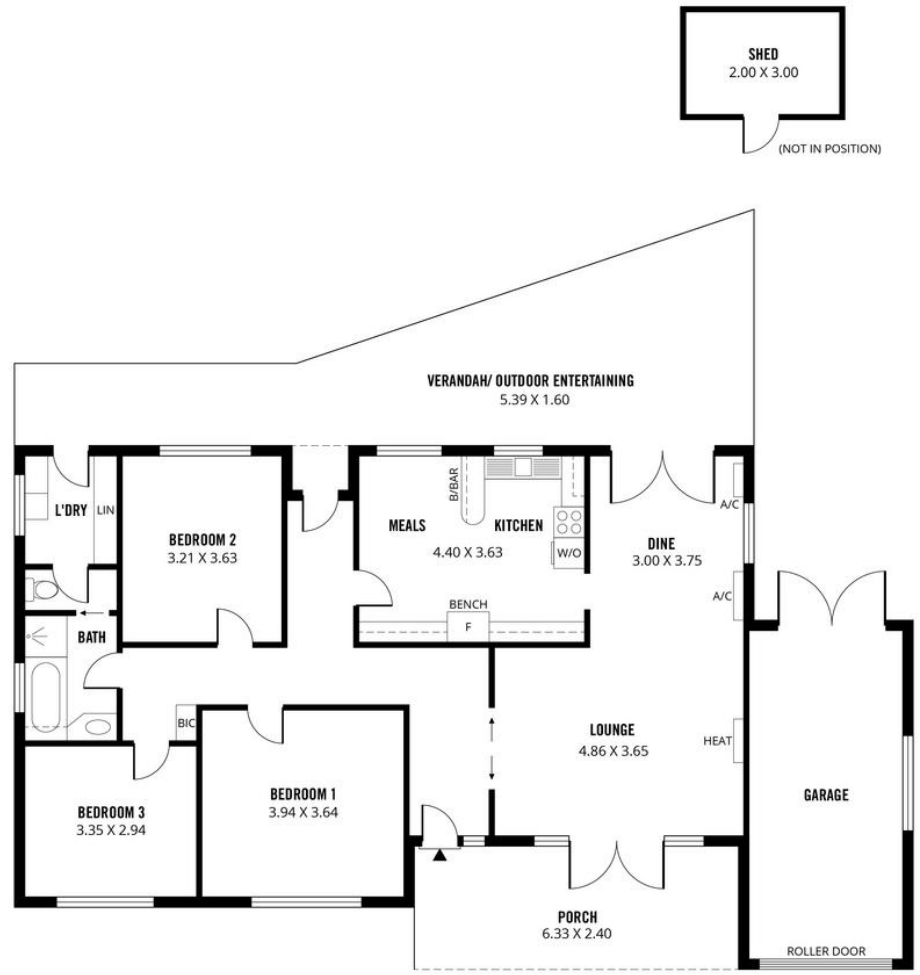





**David Blight 0419 820 423**
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| 217m² | 137m² | 7m² | 22m² | 15m² | 36m² |
|---|---|---|---|---|---|
| TOTAL | Living | Shed | Garage | Porch | Verandah |

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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