

30 Mawson Crescent, Lockleys




'Prime Land in Lifestyle Location!' - 24.38m Frontage

Positioned in a quiet cul-de-sac, between Adelaide City & fabulous beaches, this one-owner property with an exceptional 24.38m frontage, offers exciting future potential for the discerning buyer, combining a large 767m2 approx landholding, with a prized north facing rear aspect & lifestyle, in blue chip Lockleys.

Having Lockleys Oval redeveloped facilities around the corner & a stroll to picturesque Linear Park with the abundant birdlife & Wetlands, you'll love this brilliant lifestyle location. An ideal site for your future, a blank canvas, secure a quality asset, build your dream home capitalizing on this wide frontage & the northern light, or create your development vision(stnc).... there's options galore.

The existing home retains many original features, and would benefit from some upgrading & work. Comprising 3 generous bedrooms, a functional kitchen, open-plan lounge/dining with split system air, a near original bathroom & large rear detached rumpus room with storage areas.

Just metres from large modern luxury builds backing Kooyonga Golf Course in a friendly neighbourhood. This is a rare opportunity, with

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FOR SALE

Under Contract By David Blight ph 0419 820 423

AGENTS

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0419 820 423
dbligh@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.

 **LJ Hooker**

almost 60 years of current ownership.

Enjoy river walks at leisure or cycle to the beach, only minutes to vibrant Henley Square, wonderful beaches, Adelaide Oval, Harbour Town, the Bay, airport, and elite golf at Kooyonga. Excellent schools, shopping, transport & cafes are all close by.

'A Smart Choice for Your Future!' 30 Mawson Crescent

For more Information please contact David Blight on 0419820423

Disclaimer:

This property is being sold 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 | JJCH67 |
| Property Type | House |
| Land Area | 767 m2 |
| Including | Air Conditioning |
| | Toilets (1) |
| | Fire Place |
| | Solar Panels |

David Blight 0419 820 423

Property Consultant | dblight@ljhfp.com.au

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184m²

TOTAL

141m²

Living

39m²

Verandah

4m²

Porch



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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