

Lockleys, 36 Autumn Avenue

"A Brilliant Opportunity & Location!" - 766m2 Appx -
AUCTION THIS SATURDAY

Auction Location: Onsite

Nestled in the heart of a prime locality, this delightful late 50's classic home, offers a brilliant lifestyle opportunity & exciting future potential. Just a leisurely stroll from picturesque Linear Park & minutes to pristine beaches & Adelaide City in blue chip Lockleys.

Tastefully presented & near original, the 1st time offered in over 65 years, featuring freshly polished Jarrah floors & spacious rooms. Comprising a wide entrance hall, opening to the spacious air conditioned lounge with an adjacent original kitchen/dining area. Including 3 generous bedrooms, 2 basking in northern light, the large main bedroom faces East, enjoying morning light. A classic bathroom is centrally positioned, with a separate WC & laundry.



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.

3 1 4

For Sale

'Under Contract by David Blight' ph 0419 820 423

View

ljhooker.com.au/HF0H67

Contact

David Blight

0419 820 423

dblight@ljhfp.com.au

LJ Hooker Flinders Park
(08) 8352 1155

The detached spacious rumpus room has a cottage feel with classic touches, a bar area & sink, as a versatile 2nd living space plus a rear verandah for a quiet read, & further entertaining options in a private leafy garden setting.

Complimented with extensive Jarrah floors for that quality touch, an alarm, auto roller shutters, a recently replaced HWS, new sheer curtains, classic light fittings, ceiling fans & ample off street parking. On a generous 766m2 apprx. landholding, just move in & add your touches, there's room to extend capitalizing on the northern light, invest or build the dream ... whatever option 'it's all good'

Near large modern homes in a friendly neighbourhood, you'll love the lifestyle benefits. An easy walk to quality schools & transport, redeveloped Mellor Park's around the corner, or immerse yourself in nature & birdlife with river walks just down the road. Indulge in the best of urban convenience with local shopping & cafes, only minutes away you'll find yourself at Adelaide Oval, the pristine shores of Grange beachfront or vibrant Henley Square. Lockleys Oval sporting facilities, the Lockleys Hotel, the Bay, Harbour Town & the airport are all so handy.

'Grasp This Opportunity'...36 Autumn Ave!

For more information, please contact David Blight on 0419 820 423.

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:

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 215339



LJ Hooker Flinders Park
(08) 8352 1155

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.

More About this Property

Property ID	HF0H67
Property Type	House
House Size	208 m ²
Land Area	766 m ²
Including	Air Conditioning Toilets (1) Alarm Floorboards

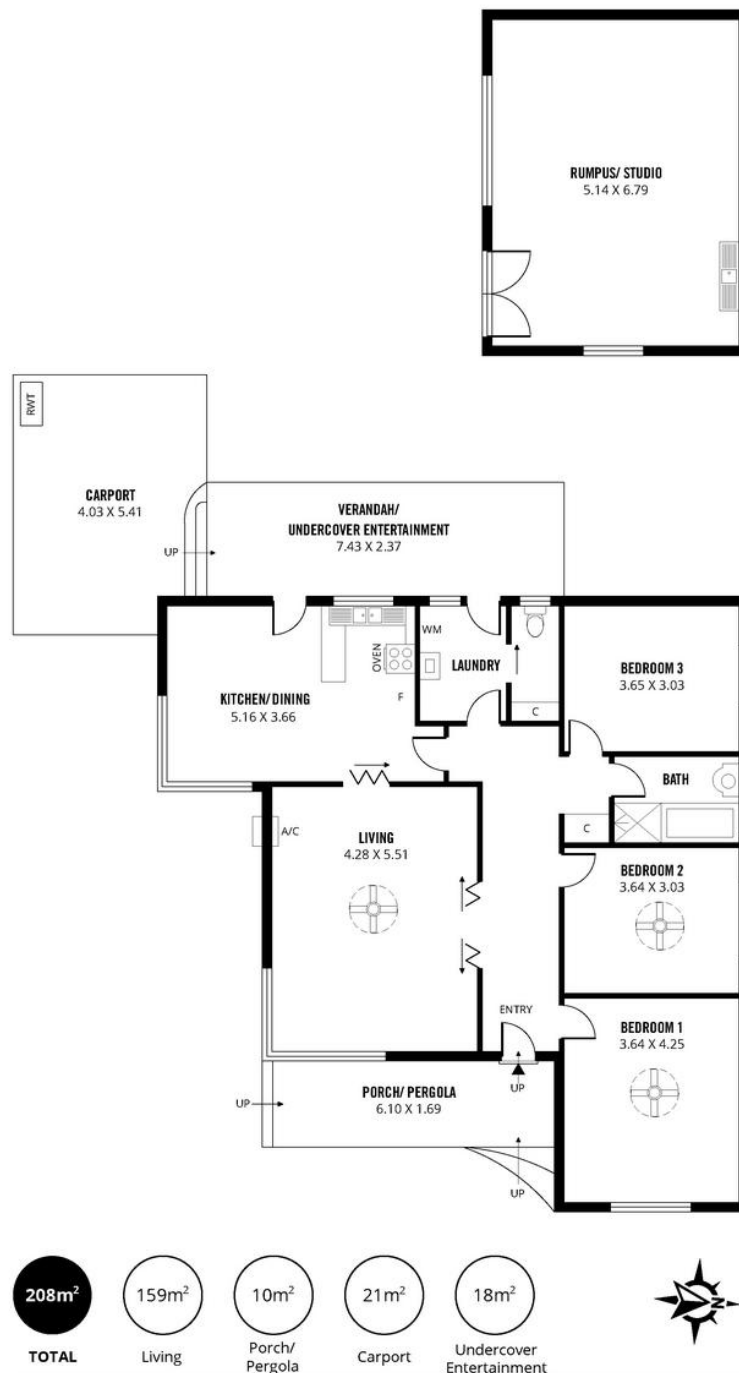
David Blight 0419 820 423
Property Consultant | dbligh@ljhfp.com.au

LJ Hooker Flinders Park (08) 8352 1155
240 Grange Road, FLINDERS PARK SA 5025
flinderspark.ljhooker.com.au | flinderspark@ljhfp.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 Flinders Park
(08) 8352 1155



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. Produced by The Fotobase Group