

36A Douglas Street, Lockleys

## "Spacious Courtyard Haven Near Linear Park!"

Auction Location: On Site (USP)

This delightful courtyard home in blue chip Lockleys, offers spacious living and entertaining zones with quality finishes, while providing an enviable low maintenance lifestyle, conveniently positioned between Adelaide City & glorious beaches.

Step inside to discover an elegant living room, flowing seamlessly into a generous family and dining area bathed in natural northern light. This inviting space opens onto a gabled pergola, ideal for year-round entertaining, also enjoying the prized northern aspect. The large Australian Oak quality kitchen will delight the family chef, both stylish and functional, featuring granite benchtops, glass splashbacks, generous breakfast bar, dishwasher, upgraded appliances, and ample preparation areas - perfectly positioned alongside the living zone for easy connection and conversation.

The exquisite main bedroom suite includes a charming bay window, walk-in robe, and private ensuite. Three additional bedrooms or 2 bedrooms plus study, are thoughtfully located in a separate wing, serviced by a spa bathroom and separate WC, perfect for family or

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### FOR SALE

Under Contract By David Blight ph 0419 820 423

### AGENTS

David Blight  
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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.

 LJ Hooker

guests.

Throughout the home, Australian Oak continues as a highlight in vanities and cabinetry, adding warmth and timeless appeal. Comfort and security are ensured with ducted reverse cycle air conditioning, an alarm system, LED downlights, terracotta roof, and even a large lined attic with drop-down stairs for valuable extra storage. The large remote double garage has direct internal access & handy drive thru facility.

Outdoors, enjoy extensive paving, minimal garden upkeep, front and rear water features, and a rear shade sail, creating a serene, low-maintenance lifestyle.

Ideal for busy families, professional couples, downsizers, or those seeking a quality investment, this home offers generous accommodation and comfort in an excellent location.

Just moments from Linear Park, enjoy river walks & birdlife at leisure, maybe head to Wetlands or cycle to the beach. Metres to a small park with BBQ facilities, near Prestigious Kooyonga, local shops, cafés, and transport, with easy access to quality schools, Adelaide Oval, The Bay, Harbour Town, the airport and vibrant Henley Square - everything you love about Adelaide living is right here.

'Grasp This Opportunity!'.... 36A Douglas St. Lockleys

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 JH7H67  
Property Type House  
House Size 255 m2  
Land Area 427 m2  
Including Study  
Air Conditioning  
Toilets (2)  
Alarm  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking

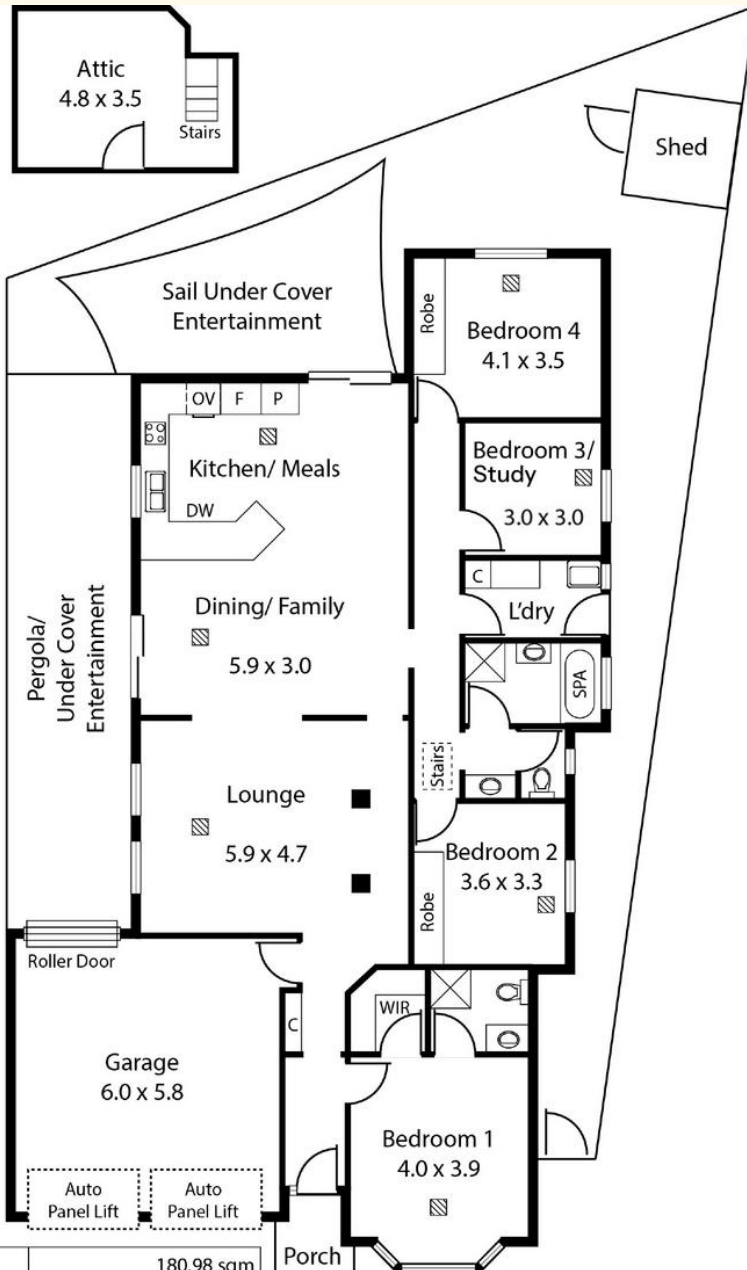
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|---------------|-------------------|
| Living:       | 180.98 sqm        |
| Porch:        | 02.28 sqm         |
| Pergola:      | 32.96 sqm         |
| Garage:       | 38.87 sqm         |
| <b>Total:</b> | <b>255.09 sqm</b> |

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