



4 Lasscock Avenue, Lockleys

4 2 4

## 'Brilliant Family Gem on Big Block!' - Near Linear Park

Auction Location: On Site (USP)

### AUCTION

Sat 21st Feb @ 11:00AM

### VIEW

Sat 21st Feb @ 10:30AM - 11:00AM

### AGENTS

David Blight  
0419 820 423  
dbligh@ljhfp.com.au

### AGENCY

LJ Hooker Flinders Park  
(08) 8352 1155

In a leafy tranquil setting, this tastefully presented family home on a large prime 801m<sup>2</sup> landholding apprx., just a leisurely stroll to Linear Park, offers a comfortable living enviro & an enviable lifestyle in blue chip Lockleys, beautifully positioned between Adelaide City & Henley Beach.

Currently owned for 40 years, this 7 room well maintained home delivers generous and flexible accommodation, ideal for a family who love to relax & entertain indoors & out, with room to move & a glorious backyard setting to share with family & friends.

Stepping inside solid polished Spotted Gum floors & leadlight touches have instant appeal, extending into the front separate living room or home office option. The heart of the home unfolds into a spacious open plan family & dining zone with garden outlooks, opening onto a rear alfresco entertaining area, while seamlessly adjoining a high quality modern dream kitchen. Designed for the serious home chef, it boasts extensive Caesar Stone benchtops, exceptional storage, a breakfast bar, quality appliances with dual ovens, and a feature

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**

window overlooking leafy gardens and visiting birdlife.

Comprising 4 generous bedrooms, 2 at the front, 2 further bedrooms are located at the rear, the guests suite featuring a 2 way ensuite, BIR & separate WC. The main bedroom with WIR, the remaining bedrooms are fitted with built in robes. A convenient 2nd bathroom & a large functional utility room incorporates the laundry completes the layout. Complimented with ducted air, multiple split systems & a gas space heater for comfort, extensive LED lighting & an instantaneous HWS with controller. Plumbing and wiring upgrades have been undertaken over time & potential exists to add your own personal touches & style in the next chapter, there's only been 2 owners since built.

The gardens showcase Golden Elm trees, the private backyard is bathed in northern light & afternoon breezes, including a stylish arched cantilever pergola supplied by Pergolas of Distinction, a granite topped bar, along with the seamless indoor/outdoor connection from the family room, perfect for relaxed gatherings.

Additional features include:

- Large rear double garage
- Double length remote carport & ample off street parking
- Paving including some slate
- Screened garden propagation area, with vegie patch & large raised bed garden tubs (included)
- 8,000-litre rainwater tank with front & rear watering systems
- A 3KW Solar system, replaced front awnings, feature timberwork & so much more

Enjoy a brilliant lifestyle & river walks at leisure. Within walking distance to local schools & a preschool, upgraded Mellor Park's around the corner, Linear Park & abundant birdlife's at the end of the street. Close to cafes, local shopping, Lockleys Oval & Lockleys Hotel. Minutes from Adelaide Oval, vibrant Henley Square, fabulous beaches, the airport & Harbour Town, in a quiet friendly neighbourhood.

'Grasp this Opportunity'.... 4 Lasscock Ave 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	JNWH67
Property Type	House
Land Area	801 m <sup>2</sup>
Including	Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Solar Panels Water Tank





292m<sup>2</sup> 171m<sup>2</sup> 36m<sup>2</sup> 37m<sup>2</sup> 27m<sup>2</sup> 21m<sup>2</sup>  
 TOTAL Living Shed Carport Porch/ Pergola Undercover Alfresco

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

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**