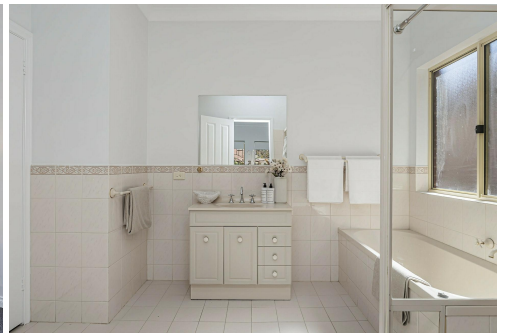
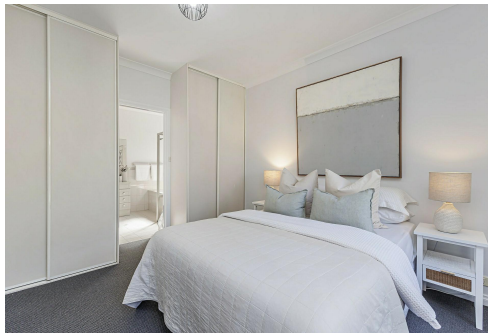
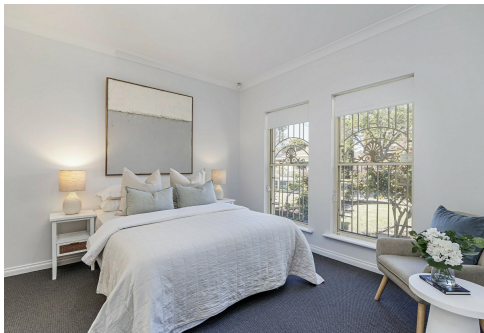




Lockleys, 44b White Avenue

Tidy Courtyard Home in Sought After Lockleys

3 1 2

Auction Saturday 5th October @ 4pm

This cute courtyard home is well kept and located in a highly desirable pocket of Lockleys, close to linear park

The home boasts three spacious bedrooms, all fitted with wardrobes. The master boasts large windows flooding the room with natural light, and has convenient access to the two way bathroom, which features a bathtub.

The first of two living rooms has direct access to a private courtyard. The laundry adjacent offers storage, and plenty of room for further additions, plus a handy WC.

The kitchen overlooks the second living and dining area, and offers a gas cooktop, dishwasher and ample storage and bench space. The living room extends out to the

For Sale
\$955,000

View
ljhooker.com.au/X17HDM

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LJ Hooker Mile End | Woodville
(08) 8352 7111

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undercover entertaining area and back yard, ideal for entertaining with family and friends.

Outside, the gardens offer the perfect play space for children and pets, and include mature plants like a Lemon tree for you to enjoy, and a garden shed. Ample off-street parking is available with a drive through garage and driveway space.

Walking distance to the walking trails and bike paths along Linear Park and the River Torrens. Brickworks Marketplace nearby for weekly Grocery Shops, boutique stores and cafes. Excellent public transportation links almost outside of your door, and only a quick 15 minute drive into the CBD. Great schooling options nearby include Lockleys North Primary School & Underdale High School

Key Features

- Two separate living areas, with access to courtyard and rear verandah
- Kitchen equipped with dishwasher, gas cooktop and ample storage and bench space
- Three bedrooms, all with wardrobes
- Two way bathroom, direct access from master bedroom
- Laundry with storage, and handy WC with hand basin
- Simple gardens with mature plants including a lemon tree, and a garden shed
- Lock up garage with drive through access, and driveway parking
- Ducted evaporate, plus a split system and gas heater in rear living area
- Easy care tiled flooring throughout the home, cosy carpets to bedrooms

Specifications

Title: Torrens Titled

Year built: c1999

Land size: 344 sqm(approx)

Council: City of West Torrens

Council rates: \$1,508.20pa (approx)

ESL: \$160pa (approx)

SA Water & Sewer supply: \$196.78pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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More About this Property

Property ID	X17HDM
Property Type	House
Land Area	344 m ²
Including	Air Conditioning Alarm Built-in-Robes Close to Schools Close to Shops Close to Transport Heating Liveability

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

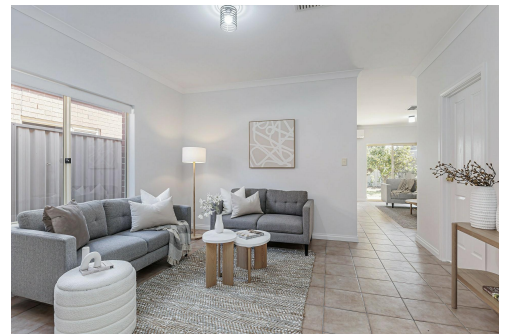
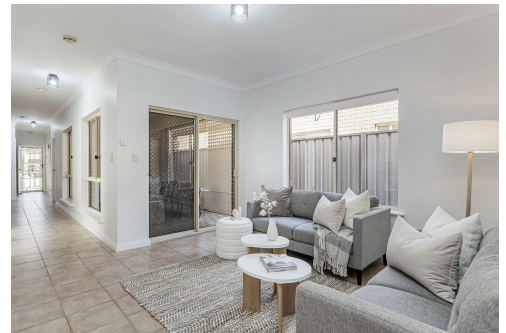
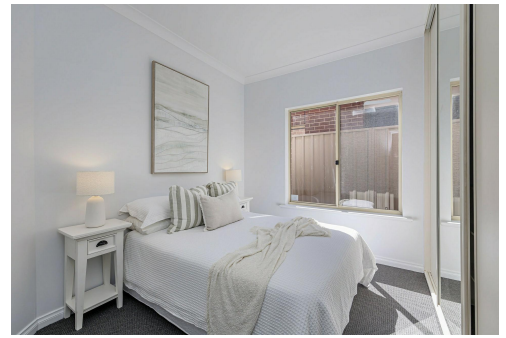
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44b White Avenue Lockleys

For Illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography