



45 Main Street, Lockleys

'A Brilliant Opportunity!' ... Lifestyle & Potential, Metres to Linear Park




Auction Location: On Site

Perfectly positioned metres from the picturesque Linear Park, this tidy solid brick one-owner residence presents an exceptional opportunity & lifestyle in blue chip Lockleys between Adelaide City & Henley Beach. Set on a prime 657m² (approx.) allotment with classic Basket Range stone front, offering incredible scope to renovate/add your touches, or build your dream home, near Riverstone & large modern homes in a friendly neighbourhood.

Comprising 7 rooms, the home offers several living zones & flexibility for families, including a separate lounge, a versatile rear living & dining room, adjacent a functional kitchen/casual dining. The 3 bedrooms & the near original bathroom lead off the passage, 2 bedrooms include built-in-robos, & 2 facing north, with potential to extend towards the northern boundary for an ensuite (stnc).

Additional features include:

- Multiple r/c split systems are fitted thru the home.
- Some floating floors, suspended ceilings & a solar system

3  1  1 

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**

- Outdoor entertaining area and shade house
- " Large carport & ample off street parking
- " Substantial cellar —a rare and valuable addition
- Established gardens with a vegie patch ready to go

Enjoy the lifestyle & convenience, just minutes to Adelaide Oval, Henley Square, The Bay, Harbour Town and beautiful beaches. Near Prestigious Kooyonga, Lockleys Oval sporting facilities, Lockleys Hotel, cafes & local shopping. Handy to quality schools, excellent transport & the airport. You'll love river walks or cycling at leisure with the abundant birdlife.

Whether you're looking to just move in and update, invest, or rebuild (stnc)... it's all good.

"Grasp this Rare Opportunity!".... 45 Main Street

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	JHWH67
Property Type	House
House Size	284 m2
Land Area	657 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Solar Panels

David Blight 0419 820 423

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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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