

54 Rowells Road, Lockleys

"Convenience, Lifestyle Plus Potential!"- Near Linear Park

This Classic 1960 solid brick family home with some upgrading positioned between Adelaide City & the pristine sands of Henley Beach, only metres to beautiful Linear Park offers a wonderful combination of traditional substance, convenience, lifestyle & potential on a large 737m2 apprx prime landholding in blue chip Lockleys.

Tastefully presented with spacious rooms throughout, highlighted with floating timber floors adding a Contemporary touch & the delightful upgraded kitchen fitted with soft close drawers, dishwasher, breakfast bar & adjacent a/c dining area. A spacious lounge with combustion heater opens from the entrance hall, with several front rooms fitted with electric shutters providing thermal comfort & privacy. The 3 large bedrooms, 2 with built- in robes have easy access to the near original bathroom. Even the laundry & adjacent rear exit are of generous proportions, opening to a blank canvas rear yard, currently with a paved alfresco area & double garage, ready for your imagination. The easy-care paved front yard provides flexibility & complimented with high side gates & room for extensive parking for many vehicles on site.

Some upgrading has been undertaken in recent years, including a

3 1 2

FOR SALE
Best Offer By Tues. 24/11 at 12pm
$1.09M - $1.18M

VIEW
Sat 21st Nov @ 11:00AM - 11:30AM

AGENTS
David Blight
0419 820 423
dblight@ljhfp.com.au

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

Rinnai instantaneous HWS fitted, a new Gas supply line installed, some internal painting, a 6.6 kW Solar system installed & the front yard paved.

There's potential to just move in & perhaps enhance further, adding your touches, with room for a generous extension to capture northern light, possibly add a granny flat, a pool or spa (stnc) & introduce stylish landscaping for your dream backyard.

You'll love the peaceful river walks, the birdlife, head to Wetlands or cycle to the beach & the benefit of just a walk to Lockleys North Primary School. Enjoy Adelaide's Western lifestyle with Adelaide Oval within easy reach, prestigious Kooyonga Golf Club close by, local shopping, cafes, head to vibrant Henley Square, Harbour Town, the pristine sands of Henley & Grange beaches, coastal attractions and the convenience of nearby shopping, transport, the airport, Lockleys Oval sporting facilities & amenities all within easy reach.

"Grasp this Opportunity"...54 Rowells Rd Lockleys!

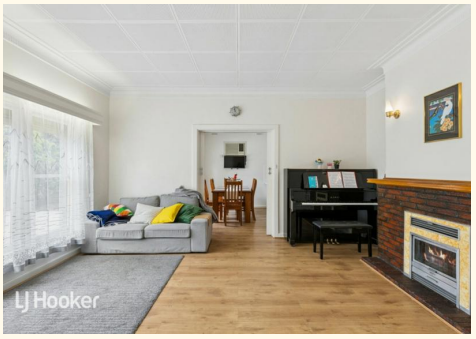
For more Information please contact David Blight on 0419820423

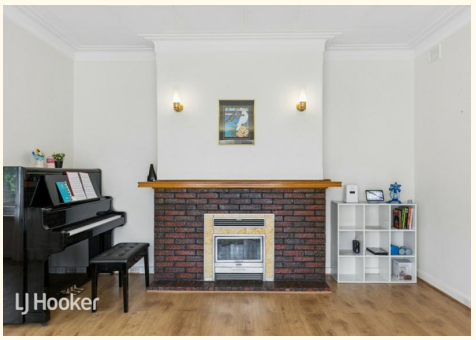
Disclaimer:
Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise
RLA 215339

MORE DETAILS

Property ID	K58H67
Property Type	House
Land Area	737 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels











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

LJ Hooker Flinders Park (08) 8352 1155
Suite 2/166-168 Grange Road, FLINDERS PARK SA 5025
flinderspark.ljhooker.com.au | flinderspark@ljhfp.com.au

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.



170m² TOTAL

128m² Living

33m² Shed

9m² Verandah

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.