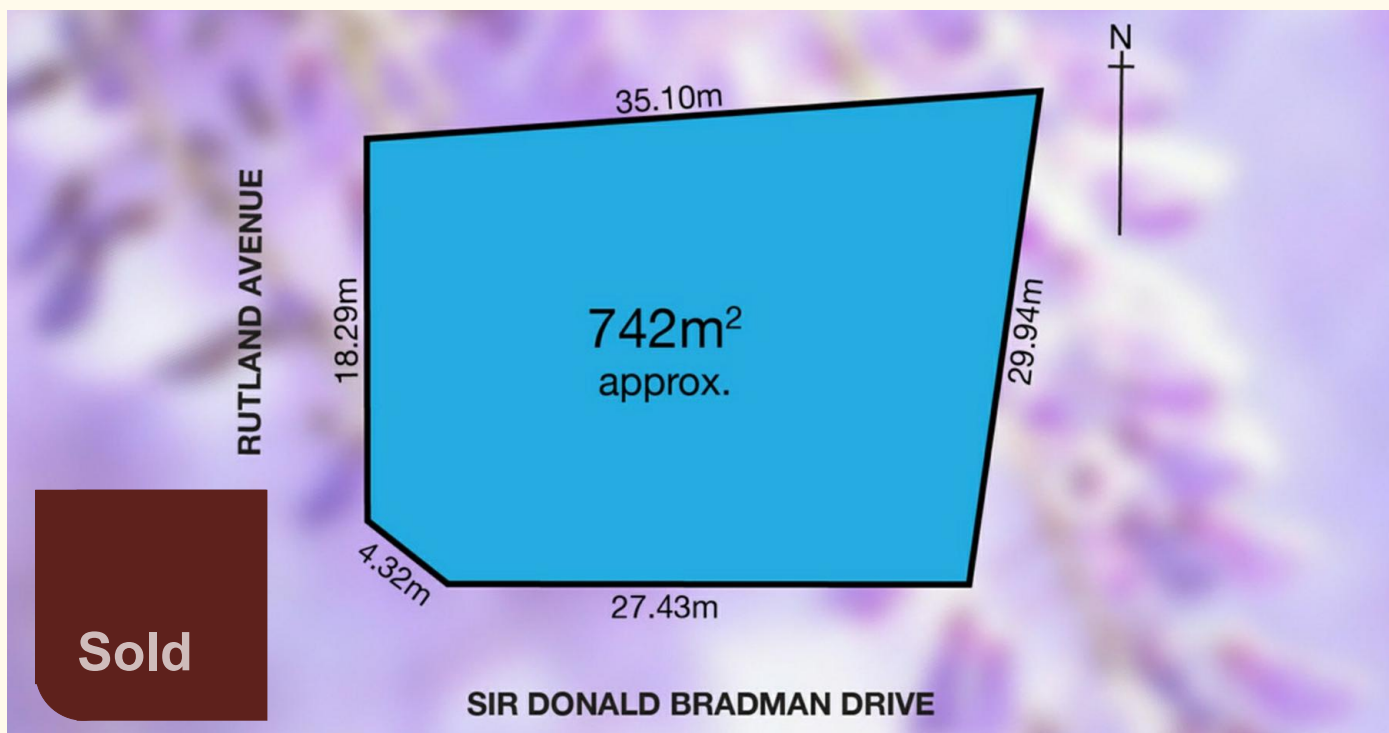




564 Sir Donald Bradman Drive, Lockleys

'Brilliant Corner Block Opportunity!' ... Potential & Convenience, 27.43m Frontage

Auction Location: On Site

Positioned between Adelaide City & fabulous beaches, this potential packed property with an exceptional 27.43 m frontage, offers exciting future potential for the discerning buyer, combining a large 742m² approx landholding, with prized northern light & superb lifestyle, in tightly held Lockleys.

Having Lockleys Oval redeveloped facilities nearby & a stroll to picturesque Linear Park with the abundant birdlife & Wetlands, you'll love this superb locality. An ideal site for the future, a blank canvas to enhance, secure a quality asset, build your dream home capitalizing on both street frontages & the northern light, or create your development vision & subdivide (stnc), or perhaps sell the allotments(stnc).... there's options galore.

The existing home faces Rutland Ave, adjacent modern quality homes, retaining many original features, with floating floors installed in 2017 & painted inside at that time, plus a solar system, & would

3 1 6

FOR SALE

Under Contract by David Blight '
ph.0419820423

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

benefit from some upgrading. Comprising 3 generous bedrooms, an original kitchen, open plan lounge/dining, an original bathroom & ducted air conditioning. A generous backyard, has room to move, with valuable side access to the garage, & ample off street parking for multiple vehicles.

Near Prestigious Kooyonga, in a friendly neighbourhood, enjoy the lifestyle in the surging Western Suburbs with Linear Park walks at leisure or cycle to the beach, a short drive takes you to vibrant Henley Square, wonderful beaches, Adelaide Oval, Harbour Town, the Bay, airport, & the elite golf at Kooyonga. Excellent schools, shopping, transport & cafés are all close by.

This is a rare opportunity to live in & upgrade, lease out, or plan your future build

'Grasp this Opportunity!' No. 564 Sir Donald Bradman Drive

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	JJRH67
Property Type	House
Land Area	742 m2
Including	Air Conditioning Ducted Cooling Toilets (1) Floorboards Secure Parking

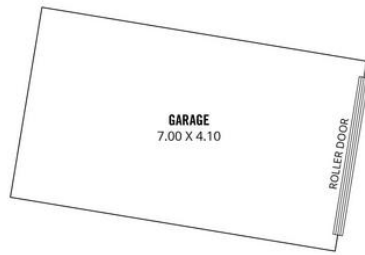
David Blight 0419 820 423

Property Consultant | dblight@ljhfp.com.au

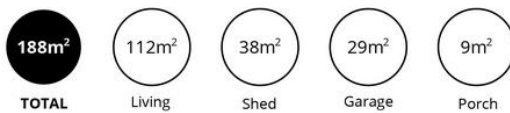
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SIDE ACCESS



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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