

# Lockleys, 6 Miranda Avenue

"Blue Chip Riverside Opportunity!" – 860m2 Approx

Auction Location: On Site (USP)

Nestled directly alongside picturesque Linear Park/Wetlands, this charming 7 room solid family residence offers a first class lifestyle or development potential on a large prime landholding of 860m2 approx. in blue chip Lockleys.

Beautifully presented, & a current owner of nearly 40 years with park outlooks & a north facing rear aspect. Featuring some ornate ceilings, leadlight, polished Nyatoh timberwork & extensive use of marble for a touch of opulence, just minutes to Adelaide City & pristine beaches.

Potential & options exist to just move in, enhance or extend the home capitalizing on the northern light. Build the dream home perhaps 2 storey to capture views,



**Disclaimer:** 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.

3 1 5

**For Sale**  
Under Contract by David Blight ph. 0419 820 423

**View**  
[ljhooker.com.au/GZCH67](http://ljhooker.com.au/GZCH67)

**Contact**  
**David Blight**  
0419 820 423  
[dblight@ljhfp.com.au](mailto:dblight@ljhfp.com.au)

**LJ Hooker Flinders Park**  
**(08) 8352 1155**

secure a quality asset or create your riverfront development (stnc), whatever option...your on a winner.

Comprising a formal lounge with delightful ornate ceilings, parquet flooring & marble highlights, a wide entrance hall, an adjacent sitting room opening to large open plan Cedar kitchen & dining room. Having 3 double bedrooms with leafy outlooks, the elegant main bedroom with ornate ceilings, adding to the overall charm & character. The spa bathroom, sunroom, a rear study, & a convenient 2nd WC completing the layout. Complimented with an alarm & security cameras, r/c air, a combustion heater & some slate.

A secure drive thru garage leads to an extensive carport & 6m x 9m double garage with pit, perfect for car enthusiasts/workshop or hobby area. With a big backyard, established gardens along with fabulous collection of fruit trees & room for the veggie patch.

An outstanding candidate, you'll love the lifestyle benefits, the birdlife, river walks or cycle to the beach at leisure & the convenience. Only minutes to vibrant Henley Square, Adelaide Oval, the Bay, Harbour Town, the airport & so much more. Near Lockleys Oval facilities, the tennis club, World Class Kooyonga, local shopping, quality schools & an easy walk to transport & the Lockleys Hotel.

'Grasp This Opportunity'..... 6 Miranda Ave!

For more information, please contact

David Blight on 0419 820 423

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:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

RLA 215339



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## More About this Property

Property ID	GZCH67
Property Type	House
Land Area	860 m²
Including	Air Conditioning Toilets (2) Alarm Dishwasher Secure Parking

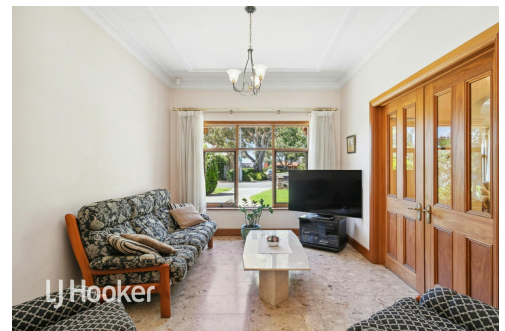
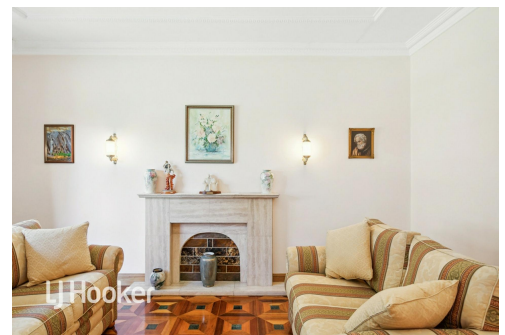
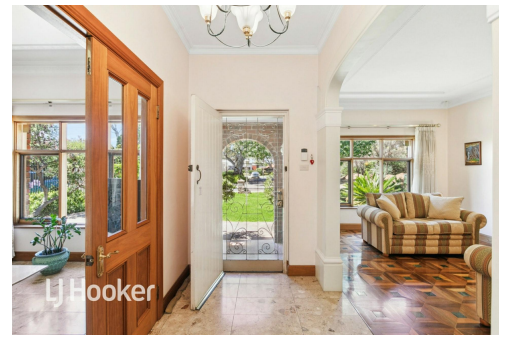
**David Blight 0419 820 423**

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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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