

7 Hank Street, Lockleys

## "A Family & Lifestyle Gem Near Linear Park!"

Auction Location: On Site

In a quiet peaceful cul de sac, this delightful north facing 7 room home, offers an enviable family lifestyle, an easy walk to picturesque Linear Park on a large 790m<sup>2</sup> prime landholding approx. in blue chip Lockleys between Adelaide City & Henley Beach.

Tastefully presented & near original, a solid brick 1 owner "1970" classic, with a flexible floorplan for the discerning buyer, lovingly held for over 55 years & now ready for the next chapter. Comprising 2 separate living areas, a light filled front living room enjoys a sunny northerly aspect, while an a/c family/ dining area adjoins the original kitchen, creating a comfortable hub for everyday living. Including 4 bedrooms, or three plus a home office/study, the main bedroom featuring a generous ensuite. Quality Queensland Brush Box floors are featured in the family/ dining areas, & the tidy 2nd bathroom adds convenience.

With a rear detached games/rumpus room having a cellar (& the billiard table included), creating options for entertaining or hobbies. Set around delightful gardens, excellent off street parking includes a

4 2 2

**FOR SALE**

Please Call

**AGENTS**

David Blight  
0419 820 423  
dbligh@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**

remote carport & an adjoining garage/workshop area. Some electrical upgrading has been undertaken & the HWS replaced about two years ago. Exciting future potential exists to add your own touches & flair, or secure a quality asset in this friendly neighbourhood.

Enjoy relaxed river walks to Wetlands at leisure or cycle to the beach, walk to St Francis School & the adjacent small park, near cafes, local shopping, prestigious Kooyonga Golf Course, Lockleys Oval & transport. You'll love the convenience just minutes from vibrant Henley Square, the beautiful sands of Henley & Grange beaches, Iconic Adelaide Oval, the Bay, Harbour Town, the airport & so much more.

"Grasp this Rare Opportunity at 7 Hank St!"

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

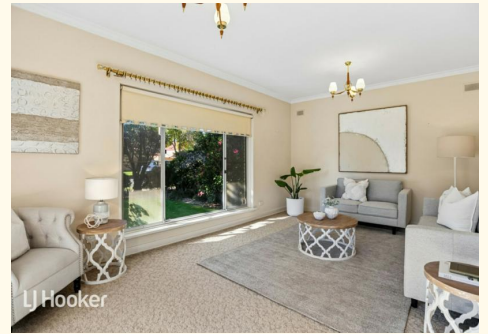
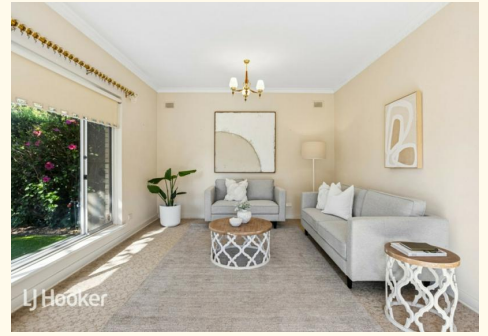
Property ID	JT8H67
Property Type	House
Land Area	790 m2
Including	Air Conditioning Toilets (2) Alarm Outdoor Entertaining Floorboards Workshop Secure Parking Water Tank

**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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