

Lockleys, 5/432 Henley Beach Road

'Delightful Townhouse Opposite Kooyonga!'

Auction Location: On Site (USP)

Tucked away at the rear of a small, quiet group, this upgraded home with north facing rear aspect, opposite World Class Kooyonga Golf Course, offers a brilliant easy care lifestyle in blue chip Lockleys, between Adelaide City & Henley Beach.

Tastefully presented & comprising a spacious lounge with a classic Bay Window & ornate cornices, for a homely ambience. Leading to a tastefully upgraded white kitchen/meals area featuring Patini stone 'Platinum' benchtops, a dishwasher, soft close drawers & paved courtyard outlooks. An adjacent light-filled dining area faces north, opening to the courtyard for an indoor/outdoor connection & relaxed alfresco entertaining.

Upstairs, you'll find 3 generous bedrooms, 2 with built-in robes. The main bedroom boasts a WIR, a renovated 2-way white spa ensuite, and French doors opening to an impressive

3 1 2

For Sale

Auction Sat. 9th August at 11:00am On Site (USP)

View

By Appointment

Contact

David Blight

0419 820 423

dblight@ljhfp.com.au



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.

LJ Hooker Flinders Park
(08) 8352 1155

balcony with outlooks towards Kooyonga's leafy Northern Boundary... a perfect spot for a morning coffee or a summer evenings wine. Bedroom 2 features the Bay Window & has balcony access. Bedroom 3 is light & airy, with a separate WC completing upstairs.

Additional highlights include:

- * Direct internal access from the remote garage, plus an extra car space, & access to visitor parking
- * A separate laundry & handy 2nd WC
- * Fujitsu Inverter ducted r/c air & the dishwasher (both installed approx. 6years ago)
- * Alarm system, some timber blinds & a separate water meter
- * Recent updates in 2022 include internal painting, some new curtains & tapware fitted
- * A Rinnai instantaneous HWS was installed in 2023

Having very low maintenance gardens will suit a variety of discerning buyers, seeking an easy-care lifestyle in a premium convenient location. An ideal home to live in & add your touches, secure a quality asset, or a lock n leave Adelaide base. Currently tenanted at \$590-/ week on a periodic tenancy.

Superbly located just minutes from the Adelaide Oval, pristine Henley & Grange beaches, vibrant Henley Square & Linear Park. Enjoy scenic river walks, birdlife & the Wetlands, near an Award winning Cafe, local shopping & transport. Handy to schools, Harbour Town, the airport, the Bay & Lockleys Oval Sporting facilities, you're close to everything. Small & controlled pets are allowed.

Location! Lifestyle! & Real Convenience!....Townhouse No. 5

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:

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



LJ Hooker Flinders Park
(08) 8352 1155

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.

More About this Property

Property ID	JA4H67
Property Type	Townhouse
Including	Air Conditioning Toilets (2) Alarm Spa Courtyard Balcony Built-in-Robes Secure Parking Remote Garage

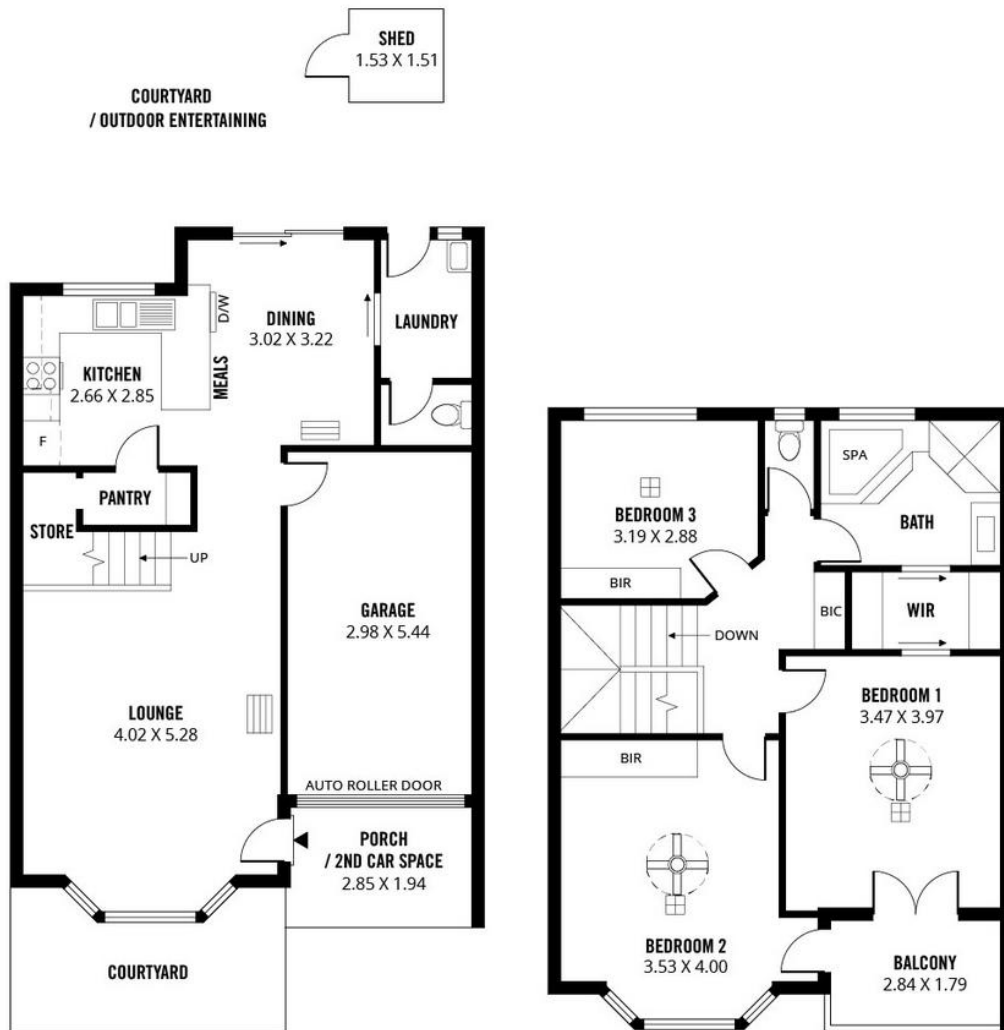
David Blight 0419 820 423
Property Consultant | dblight@ljhfp.com.au

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



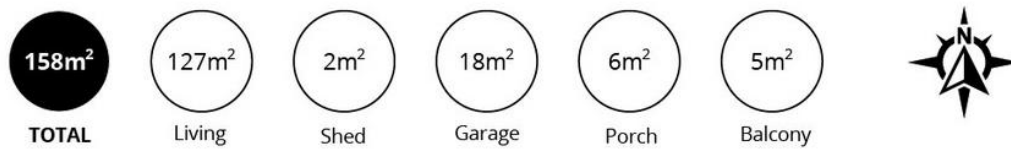
Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Flinders Park
(08) 8352 1155



GROUND FLOOR

FIRST FLOOR



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