



Mansfield Park, 49 Dudley Crescent

Secure Your Future Today - Solid Brick Family Home

Auction Location: On Site (USP)

The 1960's solid brick family home situated on 699m2 with 19m frontage (approx.) has been enjoyed by the owners for 35 years and is now waiting for a new era. They don't build homes like this anymore" is certainly true of this home, and new owners will have the choice to enjoy this well maintained home "as is", modernise to your own style or redevelop the large block into two separate allotments (subject to consents).

The classic contemporary style home offers a traditional and practical floor plan with formal lounge room, practical working kitchen with ample bench space, three good size bedrooms (two with built in robes) plus delightful sunroom which may be used as 4th bedroom.

Other valuable and practical features include:

- Undercover locked up garage enough space for 3 cars



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.



For Sale
Auction Saturday 4th May at 3.30pm (USP)

View
ljhooker.com.au/H8FH67

Contact
Phuong Nguyen
0413 803 885
phuongn@ljhfp.com.au

LJ Hooker Flinders Park
(08) 8352 1155

- Separate laundry, bathroom and toilet
- Split system air conditioner in the main living area
- Electric roller shutters for added security and privacy
- Spacious back yard with established trees and a large storage shed.

Enjoy the lifestyle and convenience this property has to offer in vibrant suburb with easy access to a variety of cafes, restaurants, international grocery stores and with easy access to public transport.

Families will enjoy the location:

- Walking distance to St Patrick's Primary School
- Adjacent to a park and tennis court
- Zoned to Woodville Gardens Primary School which is just 1.5kms away
- Armada Arndale Shopping Centre is just a short drive away for all your everyday needs.
- Just 12 kms (approx.) from Adelaide's CBD
- Close to Regency Park Golf course, Regency Tafe SA & The Parks Community Centre

Do not miss this opportunity to purchase in Mansfield Park surrounded by stunning new developments and offering future benefits of suburb upgrades, enjoy the vibrant lifestyle on offer. Make this property your new home or secure an outstanding investment property on large allotment with exciting future potential.

For further information, please contact Phuong Nguyen on 0413 803 885.

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.

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.

RLA 215339



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More About this Property

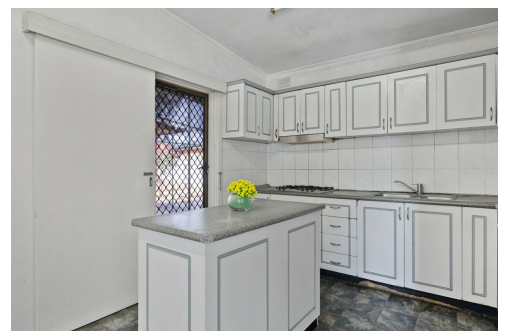
Property ID	H8FH67
Property Type	House

Phuong Nguyen 0413 803 885

Property Consultant | phuongn@ljhfp.com.au

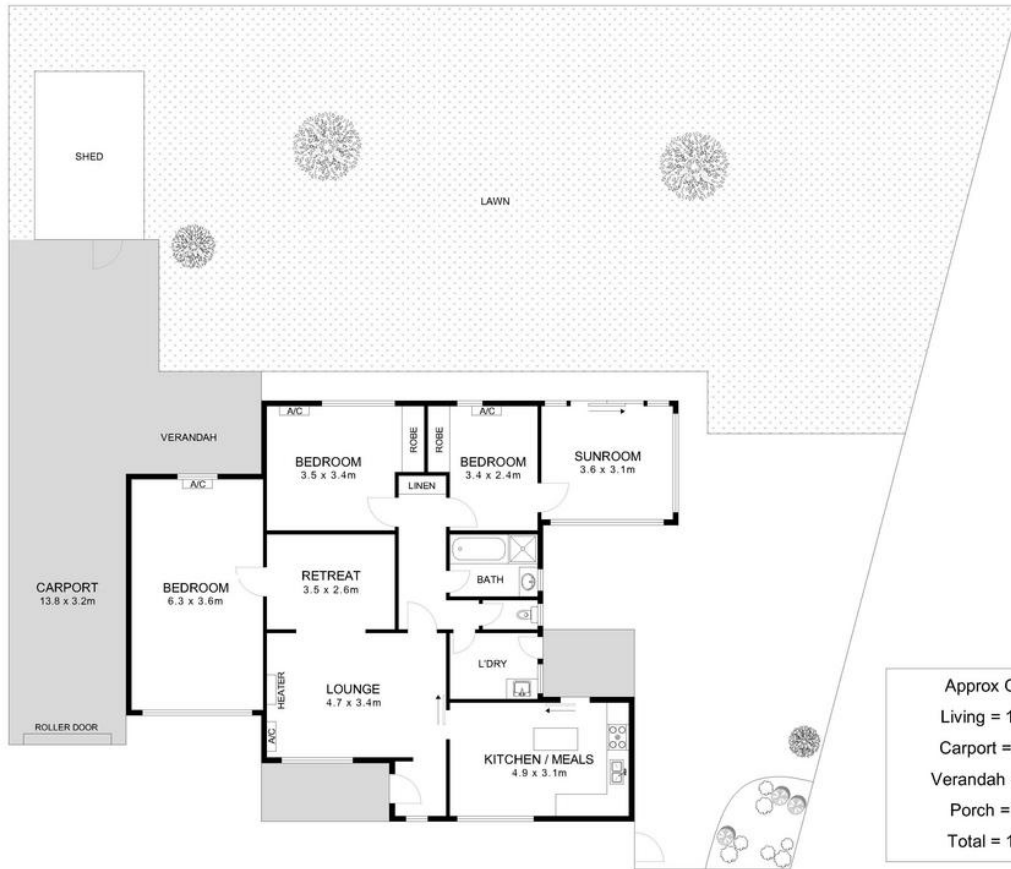
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For Illustrative purposes only. All measurements are approximate.
Andrew Waters Photography