



52 Ivey Street, Ottoway

Solid Brick Gem with Space, Versatility and Exciting Potential

Auction Location: On Site

A rare opportunity to secure a North facing well-presented and beautifully maintained solid brick home offering exceptional versatility both inside and out. Cared for and ready to enjoy, the flexible floor plan includes multiple living areas and a separate rumpus room, perfect as a teenager's retreat, games room or ultimate man cave. Outdoors, a private undercover barbecue area provides an inviting setting to relax and entertain, while the generous, fully enclosed backyard offers plenty of space for the family. Complete with excellent vehicle accommodation, room for a boat and a workshop, this could be a renovator's dream, with exciting potential to modernise, extend (STCC) and add value. This impressive property will appeal to families, couples, first home buyers, renovators and investors seeking space, flexibility and future potential.

Property Features:

- Solid brick construction with excellent space both inside and out
- Formal lounge room offering the flexibility to be used as a fourth bedroom, complete with a room air conditioner and oil heater
- Flowing and functional floor plan with connected kitchen, dining

3 1 5

AUCTION

Sat 17th Oct @ 11:00AM

VIEW

Sat 10th Oct @ 11:00AM - 11:30AM

AGENTS

Rosemary Auricchio
0418 656 386
rosemarya@ljhookerwestlakes.com.au

Nick Carpinelli
0403 347 849
nickc@ljhookerwestlakes.com.au

AGENCY

LJ Hooker West Lakes | Henley Beach
(08) 8347 3666

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.



- and living areas
- Updated Kitchen with an abundance of overhead cupboards with large pantry, a freestanding electric cooktop and oven, slide out rangehood and water filter
- Ceramic tiled dining area with skylight and feature archway leading into the spacious living room
- Large plastered, brick-lined rumpus room/workshop
- 3 generously sized bedrooms
- Bathroom with full-sized bath, shower and basin
- Separate toilet for convenience
- Good-sized laundry
- Undercover entertaining area with dedicated barbecue space
- Generous, secure, private and fully enclosed backyard
- Spacious carport with an automatic roller door and room for up to three vehicles
- Additional lock-up garage with roller-door access, extra height and space for a vehicle or boat
- Tool shed for additional storage
- Roller shutters and tinted windows complement the home
- Large steel water tank

Conveniently positioned in the up and coming vibrant suburb of Ottoway, this home is close to Eastern Parade Reserve, providing a great outdoor space for families to enjoy. Everyday shopping is within easy reach at Westwood Plaza, Rosewater Plaza and Foodland Rosewater, while nearby Port Adelaide offers Port Adelaide Plaza, Port Mall, cafes, restaurants, entertainment and historic attractions. Families will also appreciate convenient access to St Joseph's School, Pennington School and Mount Carmel College. Public transport is available close by along Eastern Parade and Grand Junction Road for travel to the Adelaide CBD, with Grand Junction Road and the Port River Expressway providing easy access to surrounding areas.

For further information please contact Rosemary Auricchio on 0418 656 386, or Nick Carpinelli on 0403 347 849.

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 purchaser's 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 175322

Please note some images have been digitally enhanced or virtually staged for illustration.

MORE DETAILS

Property ID	50YJFE8
Property Type	House
Land Area	557 m2
Including	Air Conditioning
	Toilets (1)
	Outdoor Entertaining
	Floorboards
	Secure Parking
	Fully Fenced

Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

Nick Carpinelli 0403 347 849

Sales Representative | nickc@ljhookerwestlakes.com.au

LJ Hooker West Lakes | Henley Beach (08) 8347 3666

139 Tapleys Hill Road, SEATON SA 5023

westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au

