



Park Holme, 1/68 Wallala Avenue

" A Rare Find With Art Deco Features! "

Auction Location: On Site (USP)

A classic stone fronted & original 5 room home boasting Art Deco features, street frontage & north facing rear aspect, offers a super easy care lifestyle, beautifully positioned for easy access to Adelaide City & the Bay, in tightly held Park Holme.

Set behind a private front fence, with spacious rooms, the entrance is highlighted with diamond cut glass doorway, opening to an entrance hall & generous living room. A stunning curved glass window, magnificent cornices & an open fireplace combined with 3m ceilings, exude character & style. The same curved window elegance graces the main bedroom. A tidy kitchen has an adjacent light & airy dining room. The passage leads to the 2 spacious bedrooms & a classic green bathroom adding to the allure to this late 1940's style. A separate laundry & WC completing the layout. Enjoy the northern light, a morning coffee or casual alfresco entertaining with family & friends, in the rear courtyard.

2 1 3

For Sale

'Under Contract by David Blight' ph 0419 820 423

View

ljhooker.com.au/HFVH67

Contact

David Blight

0419 820 423

dblight@ljhfp.com.au



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.

Complimented with brand new carpets, a 2024 power board replacement, brand new lighting rewire, a new HWS (about 3 months old) & considerable internal painting undertaken in neutral tonings. Ample off- street parking is provided including a carport, plus a garden shed & established low maintenance gardens.

Suiting a variety of buyers & a rare opportunity, with exciting future potential, a blank canvas to move in, add your touches, for busy couples, downsizers/retirees, a superb 1st home or a quality investment.

You'll love the low maintenance lifestyle, the quiet setting, recreation facilities & convenience, with easy access to local shopping, transport's close by & parks. Only minutes to Adelaide Oval, pristine beaches, Harbour Town, the vibrant Bay Action, the airport & so much more.

' Grasp this Opportunity' ... 1/68 Wallala Ave!

For more information on this property, 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.

More About this Property

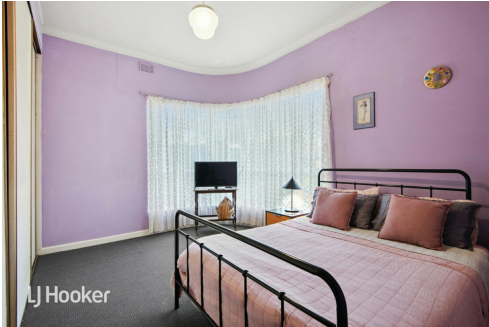
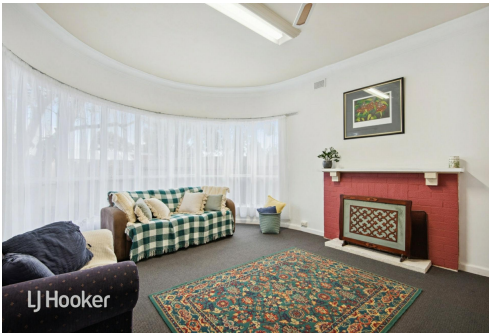
Property ID	HFVH67
Property Type	House
Including	Courtyard Fully Fenced

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

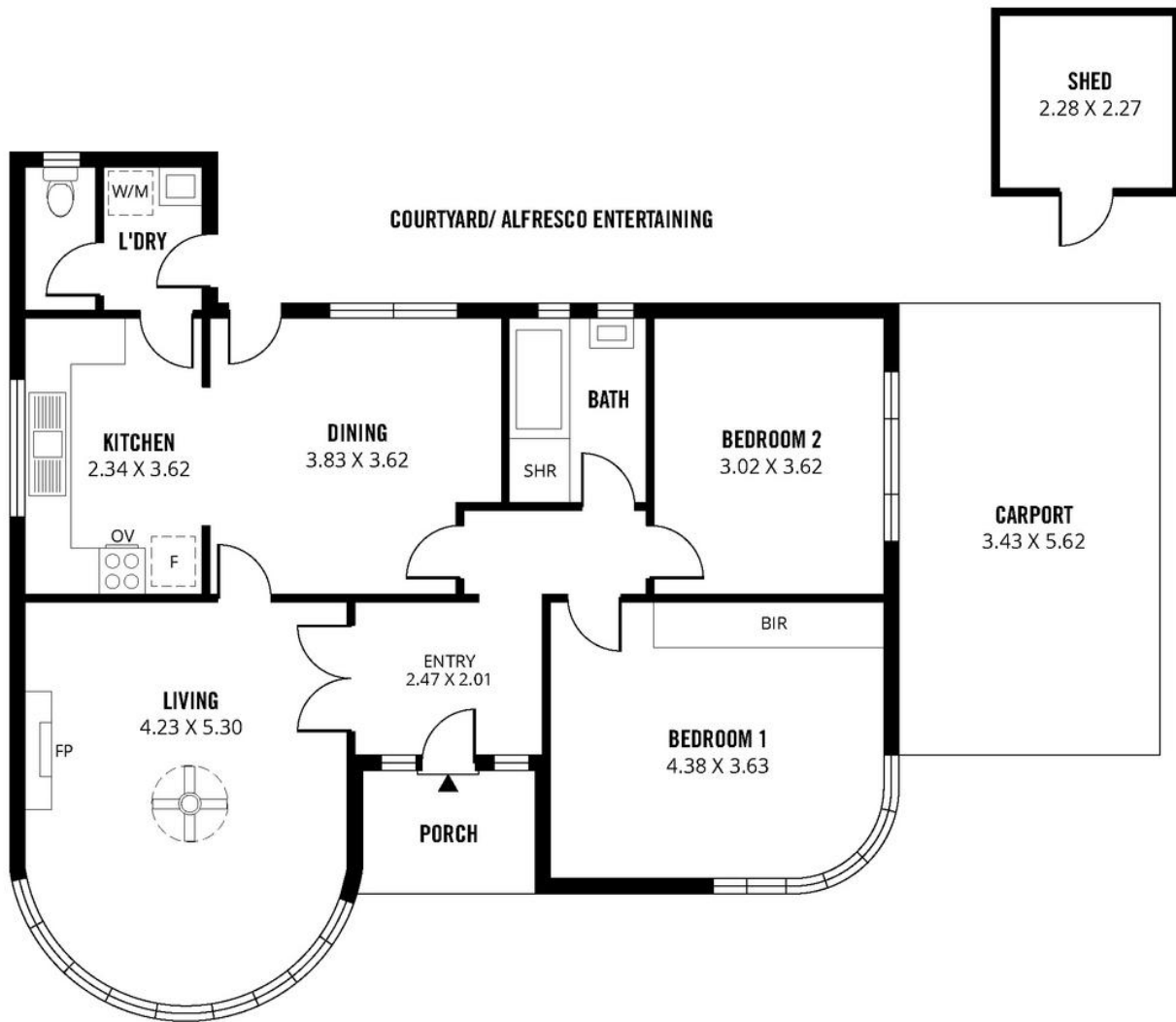
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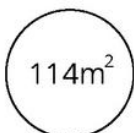


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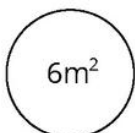
143m²

TOTAL



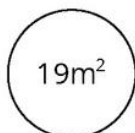
114m²

Living



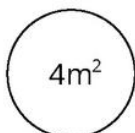
6m²

Shed



19m²

Carport



4m²

Porch



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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