

# 11 Beatty Street, Flinders Park, SA 5025



## House For Sale

Wednesday, 29 November 2023

11 Beatty Street, Flinders Park, SA 5025

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Anthony and Emma Ward

## AUCTION

Presenting an exceptional opportunity, this well-appointed 3-bedroom home sits on an expansive 797 sqm allotment (approx..) with an impressive 20 metre frontage, offering immense potential for either subdivision (subject to council approval and consent) or a contemporary update to the existing residence. The home boasts a spacious lounge/dine with polished floorboards, complemented by a split system air conditioner and gas heater for year-round comfort. Accompanied by three bedrooms, a sunroom, and a carport with access to the garage, the property caters to diverse living needs. Situated mere meters from Linear Park, the residence provides direct access to a picturesque walking trail, enhancing the overall lifestyle appeal. The generous allotment size further opens avenues for expansion or redevelopment. The property is strategically located close to various amenities, including the Adelaide airport, both private and public schools such as Nazareth Catholic College and Flinders Park Primary. Residents will appreciate the proximity to numerous shopping centres, the Entertainment Centre, Henley Beach Road Strip, cafes, restaurants, and the seamless balance between city and sea living. With its enviable position, this property is only minutes away from the vibrant Henley Square and Grange, offering a plethora of leisure and recreational options. Whether one envisions a modern transformation of the existing home or considers the potential for subdivision, this residence promises an unparalleled lifestyle in a highly sought-after location. Please Note: The vendor has decided to sell this property without a price and government laws prevent us from making any price indication statement in this case. If you are interested, we can provide you with recent local sales information to help your research. The Vendor's Statement may be inspected at the office of Better Homes and Gardens Real Estate 195 Wakefield Street, Adelaide SA 5000 for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition, working condition and size of fixtures included in the sale) Interested parties should make their own inquiries and obtain their own legal advice. RLA 302688