

# 11 Brecon Court, Lockleys, SA 5032



## House For Sale

Thursday, 23 November 2023

11 Brecon Court, Lockleys, SA 5032

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 890 m2

Type: House



Brett Lewis



Paul Harris  
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## BEST OFFER

First National Lewis Prior takes pride in presenting this property to the market. A RARE OFFERING BETWEEN THE CITY AND THE SEA. Perfectly set in the commanding centre position of a quiet cul-de-sac, opposite a reserve, just metres to the picturesque River Torrens 'Linear Park' walking and cycling track and adjacent other quality homes. Lockleys is a sought-after, blue-chip location, tightly held within the western suburbs of Adelaide. Taking advantage of close proximity to transport, quality private and public schools, an abundance of local eateries and cafes, the Harbour Town shopping precinct, superb Henley Square restaurants and bars, the prestigious Kooyonga Golf Course, the newly re-developed Lockleys Oval sporting hub, the white sands of West Beach and a myriad of adjacent parks and reserves. This spacious home is set on an extraordinary allotment of approximately 890 square metres giving rise to a broad array of future options. These may include extensions to the current home, unleash your imagination and build your family masterpiece with ample room for a pool and outdoor living or consider your redevelopment options subject to the necessary consents. The choice is yours! When it comes to entertaining this adaptable family home is ready to embrace summer providing indoor and outdoor living at its best. Be the envy of your family and friends this Summer. Featuring polished timber floorboards throughout the light-filled, park facing lounge, casual dining area, 3 large bedrooms (2 with bir's) and the home/office. The home is also freshly painted throughout. The kitchen features a modern and airy white theme and has ample soft close cupboards, pantry and stainless steel appliances. The spacious family room is set to the rear of the home, granting access to the welcoming outdoor spaces. You will be able to entertain year round with multiple undercover outdoor areas, plus landscaped front and rear gardens with lush, low maintenance, established plantings. The kids and pets will love the openness of the front and rear yards with an expansive lawn irrigated via pop-up sprinklers, with water drawn from your very own bore! The home also offers a carport with auto roller door and secure off-street parking for up to 4 cars. It includes heating, cooling, a security system, garden sheds, outdoor storage, new secure fencing on all sides and an electric sliding front gate for added privacy. With very few Lockleys properties offered for sale, this is your golden opportunity to own this beautiful family home and secure your lifestyle and investment dreams in an impressive position in a prime, serene beachside location. Take advantage of the open inspection times or contact us for an individual time that suits you. EXPRESSIONS OF INTEREST: Best Offers Close at 1pm Wednesday 6th December 2023 We welcome your enquiry and encourage you to make a personal appointment to inspect this property at a time that suits you. For more information on this property or to Find Out What Your Home Is Worth . . . FREE, please contact Brett Lewis or Paul Harris. Council Rates: \$2,137.85 p.a. SA Water: \$235.38 p.q. ESL: \$475.00 p.a.