

13 Holbrooks Road, Flinders Park, SA 5025



House For Sale

Tuesday, 9 January 2024

13 Holbrooks Road, Flinders Park, SA 5025

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 415 m2

Type: House



Rod Smitheram
0417626037



Tom Hall
0477749696

Auction (USP)

Located on a spacious corner allotment, this inviting 3-bedroom bungalow presents an excellent opportunity for busy professionals, first-time home buyers, or astute investors. Located in a central city-fringe position, this home seamlessly combines convenience with character. Well maintained, this residence exudes warmth and charm, with timber floorboards and high ceilings throughout. The heart of the home is undoubtedly the large, light-filled living room, complete with French doors. The functional kitchen includes a free standing island bench, a dishwasher, and gas cooking facilities. Three excellent-sized bedrooms along with a stylish bathroom and a laundry with fabulous storage and external access, contribute to the home's practical appeal. Stepping outside, a private decked verandah is perfect for outdoor living. Equipped with a ceiling fan and a wall-mounted TV, this alfresco space is an ideal retreat for relaxation or entertainment. Additional features including plantation shutters throughout, rear access for convenient car parking, and a small garden shed for additional storage. The fully fenced and secure property ensures privacy and peace of mind. This excellent location is situated between the city and beach lifestyles. Close to Findon Shopping Centre, the Entertainment Centre, and a mere 5-minute drive to West Croydon Train Station contribute to the convenience of daily living. Families will appreciate the availability of quality education options, with St Michael's College and St Joseph's School in the vicinity.

What we love:

- Timber floorboards and neutral aesthetics throughout
- Large light-filled living room with French doors
- Kitchen with dishwasher, and gas cooking
- Three spacious bedrooms
- Stylish bathroom with bath
- Laundry with ample storage and external access
- Private decked verandah with ceiling fan and wall-mounted TV
- Plantation shutters throughout
- Rear access for car parking
- Excellent city-fringe location
- Close to Findon Shopping Centre and Entertainment Centre
- 5 minutes drive to West Croydon Train Station
- Near St Michael's College and St Joseph's School

Auction: Saturday, 3rd February 2024 at 3.00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.