

# 15 Holbrooks Road, Flinders Park, SA 5025

## House For Sale

Saturday, 25 November 2023

15 Holbrooks Road, Flinders Park, SA 5025

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 468 m2

Type: House



Vincent Doran  
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Thomas Crawford  
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## Auction

**Auction Location:** On Site This move-in ready, mid-century marvel has been updated throughout with a fresh lick of paint and modern additions for the busy professional, first home buyer or investor, all keen for a slice of the benefits a prime city-fringe locale offers. A gorgeous vintage abode where plenty of memories are yet to be made. Set back from the street with a sense of utter tranquillity, established and lush gardens set the scene behind this fully fenced home, while internally promotes timeless personality, including polished original floorboards, high ceilings, and ornate roses. Extremely well maintained and loved unconditionally the sensational home that stands today features three good sized bedrooms, spacious lounge and attached dining, bathroom with separate toilet off the laundry, well equipped kitchen, studio/study off the main bedroom and outdoor, undercover entertaining to top it off. Here is your opportunity to step securely and stylishly into an area that's so in demand right now - you better get in quick! **Features to note:** • 5kW solar system • Lush established gardens • Sandstone façade with terrazzo flooring to front porch • Corner block allotment with pedestrian access from Banks Avenue • Fully fenced property • Double lock-up gates for vehicle access • Timber floorboards • High ceilings with ornate roses • Combustion heater to lounge room • Reverse cycle wall air conditioner to dining • Ducted reverse cycle air conditioning • Fisher & Paykel dishwasher • Westinghouse electric oven and gas cook top • Studio/study connected to bedroom 1 • Separate toilet off the laundry • Full sized bathtub • Gas hot water • Garden shed • Outdoor, undercover entertaining space **Shopping:** • Findon Shopping Centre • Brickworks Marketplace • Welland Plaza • Just over 10 minutes to Westfield West Lakes **Nearby Attractions/Entertainment:** • Perfectly positioned halfway between the city and the sea • Adelaide 36ers Arena • The River Torrens Linear walking trail • Kings reserve and Thebarton Oval **Food & Drink:** • Findon Hotel • Shapeshifter Brewing Co. • Alby's Gluten Free Bakery • 94 West Cafe • Aye Frank Cafe **For Families:** • Flinders Park Football Club • In the school catchment zone for Allenby Gardens Primary and Underdale High School • Walking distance to Flinders Park Primary School, Allenby Gardens Primary and Nazareth High School • Minutes to St Michael's College (primary campus), Torrensville Primary, Lockleys North Primary, Kidman Park Primary, Findon High and St Joseph's School **Transportation:** • Ample bus stops along Grange Road can take you to city or sea. • 5 minutes drive to the West Croydon Train Station **Method of Sale:** • Auction, On Site @ 2:00pm, Sunday 10th December 2023 **Disclaimer:** • Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, TOOP+TOOP makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes. For more information: • Feel free to contact Vincent Doran of TOOP+TOOP Real Estate anytime on 0466 229 880.