

21 Rowells Road, Lockleys, SA 5032



House For Sale

Wednesday, 13 March 2024

21 Rowells Road, Lockleys, SA 5032

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 775 m2

Type: House



David Blight
0419820423



Ralph Pacillo
0883521155

Auction Sunday 7th April On-Site at 11am (USP)

Auction Location: On Site Here's a brilliant opportunity, a charming stone fronted home & superb lifestyle on a large prime 794m² apprx. landholding or development potential (stnc), between Adelaide City & pristine beaches in blue chip Lockleys. Tastefully presented to just move straight in, with polished timber floors, feature leadlight & exquisite stonework extending to the entrance porch & the fireplace. Comprising an entrance hallway, 3 bedrooms & 2 spacious open plan living rooms, including the lounge/dine with fireplace (having a gas connection point) & an adjacent family room. An updated kitchen with a skylight has 2 handy serveries, a classic white bathroom, laundry & WC completing the layout. There's exciting future potential to enhance further, or extend capitalizing on the northern light, secure a quality asset, or create a development vision (stnc). Complimented with ducted r/c air & an alarm, an instantaneous HWS & painting undertaken inside about 2 years ago & some slate. A large pergola overlooks the big backyard, providing an ideal spot for relaxed entertaining with family & friends with room to move. Ample off-street parking leads to a rear garage & garden shed, with room for the veggie patch. You'll love the lifestyle benefits of this fabulous location, enjoy river walks & Linear Park, the birdlife, head to Wetlands, or cycle to the beach. Only minutes to vibrant Henley Square, Adelaide Oval, the Bay, Harbour Town & the airport. Near World Class Kooyonga, local shopping, the Lockleys Oval sporting facilities & an easy walk to cafes, schools & transport.

'Grasp This Opportunity!' @ *21* Rowells

Rd For more information, please contact David Blight on 0419 820 423 Ralph Pacillo 0433 117 801 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. RLA 215339