

27 Rutland Avenue, Lockleys, SA 5032



House For Sale

Thursday, 30 November 2023

27 Rutland Avenue, Lockleys, SA 5032

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 850 m2

Type: House



Anthony Fahey



Tom Royal

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Auction On Site Sun 17th of Dec at 3pm (USP)

Ideally positioned midway to the beach and CBD, this much-loved family home presents numerous classes of buyers with an abundance of opportunity. Simply move in and modernise this functional family home or build your dream home on a substantial land holding of approximately 850m² which overlooks the Lockleys Oval with recently upgraded facilities. The choice is yours. Enriched with many fine attributes which includes:

- 3 double-sized bedrooms (all with built-in robes).
- Neat kitchen with an abundance of cupboard storage and quality appliances.
- Bedroom 4/ Study.
- Separate dining room with reverse cycle air - conditioning.
- Spacious open plan casual meals / family living area.
- Main bathroom boasts a bath.
- Formal lounge room with reverse cycle air conditioning.
- Combination of carpet, tile and timber flooring throughout.
- Laundry with direct access to the rear yard.
- Outdoor pergola entertaining area.
- Detached rumpus/storage room and 2 garden sheds.
- Undercover car porting for 2 cars plus further off-street parking.
- Landscaped front and rear gardens which includes established plants and lawn areas - perfect setting for young kids to play or for the family pets.
- All this and more on approximately 850m² (18.59 metre frontage).

Local attractions within proximity include the picturesque Torrens 'Linear Park', the 'Kooyonga' Golf Course, 'Mellor Park', walking distance to Lockleys Oval, quality public and private schools nearby, excellent shopping centres, classy cafés and restaurants, public transport, the airport (not under flight path) and much more. It's all about location and lifestyle. Don't be late!

Auction On Site Sunday 17th of December at 3pm (Unless Sold Prior)

PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE.

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). Interested parties should make their own enquiries and obtain their own legal and financial advice.

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