

**35 Douglas Street, Lockleys, SA 5032**



**House For Sale**

Wednesday, 15 May 2024

35 Douglas Street, Lockleys, SA 5032

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 569 m2**

**Type: House**



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## Auction On-Site Saturday 1st June 1:00PM

A breezy 15-minute drive into the heart of the city and even less to rejuvenating strolls along the shores of Henley Beach, 35 Douglas Street is an impeccably presented family-size home offering convenience and a host of creature comforts. While only a 5-minute stroll to Linear Park at Lockleys, it might be hard to tear yourself away from the multiple living areas inside its spacious interior or beneath a creeper-covered gazebo in the gorgeous rear garden full of manicured hedges, paved pathways, and productive fruit trees. As well as the formal lounge off the central passage, there is a bright and airy combined kitchen, living and dining area at the rear. In here, a combustion fireplace keeps toes toasty and luxe large format tiles underfoot are delightfully offset by timber-look finishes on the abundant kitchen cabinetry and sparkling stainless mod cons. Heightening the sense of spaciousness are big bay windows to the verdant rear garden and sliding doors onto a massive 46 sqm covered entertaining area capable of fitting a large outdoor dining table, loungers, and BBQ gear. All 3 bedrooms are sumptuously carpeted with luxe window dressings; 2 have built-in robes and share a well-appointed main bathroom with a shower and tub, while the master overlooks the lovely front garden and has a walk-in robe and ensuite with a shower. Elsewhere is the laundry and an auto-entry double garage with bonus storage. Only a 3-minute drive to Fulham Gardens Shopping Centre, the big drawcard of this home's stellar position has to be its proximity to Linear Park at Lockleys. A 5-minute stroll will see you hitting the leafy trails that meander beside the River Torrens, while 10 will get you to handy bus stops along Henley Beach Road and Lockleys Primary School.

**FEATURES WE LOVE**

- A sleek rendered abode securely positioned behind an attractive front fence with an electric slider over the driveway
- Ducted AC throughout for all-season comfort and a jet-black combustion heater in the main living room for warming up a winter's day
- Gorgeous light-filled open-plan kitchen living and dining area at the rear - luxuriously tiled with bay window views and slider access to the outdoor entertaining area
- Big kitchen with sparkling stainless mod-cons including a dishwasher and gas cooker
- Soaring roofline over a 46 sqm alfresco entertaining area that extends under a leafy arbour to a stunning gazebo
- 3 generous carpeted bedrooms, 2 with built-in robes and shared use of a good-size main bathroom with a shower and bath
- Beautiful master retreat with views to the front garden, a walk-in robe and chic ensuite
- Dedicated laundry room
- Electric slider across driveway up to a double garage with built-in storage
- Manicured lawns and gardens front and back with lush topiary balls, clipped hedges, verdant fruit trees, and a shed for tool storage

**LOCATION**

- A 5-minute wander to a playground backing straight onto Linear Park's scenic city trails
- School local: walk to Lockleys North Primary School or drive the 3-minutes to Underdale High
- 10-minute stroll to Henley Beach Rd bus stops and popular Chico Palms restaurant
- Only 3km to Fulham Gardens Shopping Centre and 4.5km to retail bargains at Harbor Town
- 9 minutes behind the wheel to the buzzing scene at Henley Square, sunset strolls along the jetty or the sandy waterside shores
- All this and still only 7km west of the city

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Grange RLA 314 251**

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | WEST TORRENS Zone | SN - Suburban Neighbourhood Land | 569sqm (Approx.) House | 239sqm (Approx.) Built | 2002 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa