

# 48 Holbrooks Road, Flinders Park, SA 5025

## House For Sale

Saturday, 25 November 2023

48 Holbrooks Road, Flinders Park, SA 5025

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 793 m<sup>2</sup>

Type: House



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## Auction

**Auction Location:** On Site Set back from the street, this sandstone sensation presents uncapped potential in a convenient and sought after location. The dream scenario situated on some 793sqm of prime land with an 18.59m frontage, the opportunity on offer here really is endless. It is now time for this well-maintained, mid-century masterpiece to enjoy its next chapter. If you have been searching for a new development project, an exciting renovation, block to subdivide or block to build your forever home (Subject to Planning Consent), this one is for you! Ideal for those wanting to gain ownership in a desirable suburb, professional couples, families, developers, and investors alike will not want to miss this one! A unique and roomy floorplan showcases three bedrooms, well maintained bathroom with separate toilet off the laundry, formal lounge room, dine in kitchen, and a generous outdoor space equipped with a huge concrete swimming pool – just in time for summer! A rare opportunity that is bound to be snatched up quick. Blink and you'll miss it. Features to note:

- Development potential (Subject to Planning Consent)
- Easy care gardens including lemon trees
- Double carport
- High ceilings
- Split system air conditioner to lounge room
- Gas heater to lounge room
- Well preserved bathroom with full size bathtub
- Built in cupboards and study desk to bedroom 2
- Eat in kitchen with gas cook top
- Separate toilet
- Outdoor undercover entertaining
- Huge inground swimming pool
- Studio bedroom detached at the rear with plumbing provisions
- Storage shed
- Rainwater tank

**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

**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 @ 3:30pm, Sunday 10th December 2023

**Disclaimer:**

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- Feel free to contact Vincent Doran of TOOP+TOOP Real Estate anytime on 0466 229 880.