

**68 Briar Road, Felixstow, SA 5070**



**Sold House**

Friday, 3 November 2023

68 Briar Road, Felixstow, SA 5070

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 768 m2**

**Type: House**



David Philpott  
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**\$962,000**

**UNLOCK THE POTENTIAL: PRIME LAND IN FELIXSTOW AWAITS YOUR VISION!** Nestled on the fringe of the serene Linear Park, this remarkable block of land in Felixstow is a canvas waiting for your dreams to unfold. Boasting an impressive 18.59-meter frontage and a generous total land size of 768 sqm, this property is not just a piece of real estate; it's a promise of endless possibilities. At the heart of this gem stands a meticulously crafted 1960-built contemporary home, a two-bedroom haven that exudes charm and character. Step into a large bathroom complete with a large, corner bath, setting the tone for relaxation and indulgence. The spacious living room, with its panoramic view of the front garden, invites a seamless blend of indoor-outdoor living. For those seeking versatility, an external games/office space offers the perfect retreat. Abundant carporting and off-street vehicle accommodation ensure that convenience is never compromised. Step outside, and you'll discover an entertainer's delight – a gabled alfresco area that beckons gatherings. Location, they say, is everything, and this property epitomizes the ideal setting. Felixstow's allure lies in its popularity, with properties flying off the market, and it's no mystery why. Enjoy the convenience of amenities at your doorstep, including Glynde Plaza, Firlé Shopping Centre, Marden Shopping Centre, Café Brunelli, and the ARC Campbelltown. For the commuter public transport and bus stops just a few hundred meters away make city access a breeze. Education excellence surrounds you, with St Joseph's School Hectorville, East Marden Primary School, Rostrevor College, and Norwood Morialta High School, all within a stone's throw. And the best part? Despite this suburban paradise, you're only 6km (approximate) from the vibrant heartbeat of the Adelaide CBD. Being a short walk from the Klemzig Interchange, North Adelaide and the CBD is just minutes away as is Westfield Tea Tree Plaza in the opposite direction. Seize this opportunity to craft your dream lifestyle on this canvas of possibilities. Felixstow awaits, and this property is your ticket to a future where every day feels like a retreat.

**SPECIFICATIONS**  
SCT // 5586/647 Zoning // General Neighbourhood  
Built // 1960 Land // 768m<sup>2</sup> Council // City of Norwood, Payneham and St Peters Council Rates // \$1,521.97 per annum  
Emergency Services Levy // \$170.95 per annum SA Water // \$197 per qtr + usage Tenancy // Leased to January 2024 at \$380pw  
DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442