

**98 Lyons Road, Holden Hill, SA 5088**



**House For Sale**

Saturday, 18 May 2024

98 Lyons Road, Holden Hill, SA 5088

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Area: 692 m2**

**Type: House**



Rocco Monteleone  
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Rick Schultz  
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## AUCTION ON SITE!

Welcome to your next renovation project in Holden Hill. This gem sits on a spacious 692m<sup>2</sup> (approx.) block, awaiting your creative vision. This charming 4-bedroom home features two fully equipped kitchens, a cosy lounge with a feature wall bookcase and a spacious living area with a combustion heater. Outside, a lush yard awaits your landscaping dreams, ideal for tranquil evenings or lively gatherings. For renovation enthusiasts, this property is a prime opportunity to revitalise a classic home. Key Features: - 2 spacious, fully equipped kitchens- Private dining area fitted with a heater- 2 expansive living areas- 4 carpeted bedrooms, including a master with mirrored built-in robes- 2 bathrooms, the main featuring a tub & separate toilet- Laundry with dual access- Outdoor entertaining area with a verandah- Large yard, complete with an expansive storage shed- Drive-through carport with space for 6 vehicles This home boasts a prime location, conveniently close to a variety of amenities such as schools, shopping centres, public transport, grocery stores, playgrounds, and restaurants all just a short distance away. Additionally, it is only 20 minutes from the CBD and a short drive to Gilles Plains and Tea Tree Plaza. To place an offer on this property, please complete this Letter of Offer form

<https://forms.gle/2P3oovTaZZ7VdYjS6> Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.\*\*\*Regarding price. 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 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 statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."