

**4 Torres Avenue, Flinders Park, SA 5025**



**House For Sale**

Wednesday, 19 June 2024

4 Torres Avenue, Flinders Park, SA 5025

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 685 m2**

**Type: House**



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## Auction 7th July @ 10am USP

This is your golden ticket to snag the ultimate balance between work and play. Presenting a prime piece of real estate in the sought after suburb of Flinders Park, perfectly situated between the city and the coast. The opportunity here is massive—extend, renovate, or redevelop (STPC)—the choice is yours! This solid 4-bedroom brick home is an absolute gem. The original kitchen offers a panoramic view of the expansive rear yard, so you can keep an eye on the kids while they play. With a formal lounge right next to the dining area, the layout is spot-on for a growing family. And let's not forget the huge backyard, complete with a pergola that's ideal for year-round entertaining. If you've got a green thumb or love a good DIY project, you'll go wild for the large shed and those fruitful citrus trees. Sitting on a generous 685 sqm (approx.) allotment, this property is a canvas of endless opportunities. Whether you're dreaming of a stunning renovation, a complete rebuild, or a lucrative development project, the expansive 20.6m (approx.) frontage makes this an enticing proposition for every type of buyer.

**What Makes This Home a Showstopper:**

- > Four Spacious Bedrooms: Room for everyone to relax.
- > Separate Living and Dining/Kitchen Area: Perfect for family gatherings.
- > Large Lounge Room: With ample natural light pouring in through big windows.
- > Original Kitchen: Plenty of bench and cupboard space.
- > Bathroom with Shower and Separate Toilet: Convenience at its best.
- > Separate Laundry: More space for your household needs.
- > Evaporative Ducted Air-Conditioning: Stay cool and comfortable all year.
- > Outdoor Veranda: Ideal for sipping your morning coffee while soaking in the view.
- > Large Shed: Extra storage for all your garden tools and projects.
- > Spacious Backyard: Lawns for the kids and pets to run wild.
- > Double-Length Carport: With gate and drive-through access to the rear garage.

**Location, Location, Location!** Flinders Park is a dream suburb, offering a perfect work-life balance. You're just a 10-15 minute drive to both the city and the beach. It's also close to Findon Shopping Complex, cafes, sporting grounds, Linear Park, and top-notch public and private schools, including Nazareth Catholic College. This is an outstanding opportunity in one of Adelaide's most sought-after suburbs. Don't let this amazing chance slip through your fingers. Act now and make your dream home a reality!

**\*Disclaimer:** 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 inquiries and obtain their own legal advice. This property will be scheduled for auction, the Vendor's Statement may be inspected at the office of Koliba Real Estate for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.