

**5 Wentworth Street, Lockleys, SA, 5032**



**House For Sale**

Friday, 16 August 2024

5 Wentworth Street, Lockleys, SA, 5032

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

**"The options are plentiful. Take advantage of this exciting offering!"**

Meticulously appointed throughout, this well-established family home presents numerous classes of buyers a brilliant opportunity to enter this thriving locale. Conveniently positioned metres to the picturesque Torrens "Linear Park", the Lockleys Bowling Club and sporting and recreational ovals.

Enriched with many fine attributes which include:

- 3 double sized bedrooms (master bedroom and bedroom 3 with built in robes)
- Large open plan formal living room which is conveniently positioned near the front entrance.
- The second large open plan living / casual meals area adjoins the formal lounge room and leads to the outdoor alfresco entertaining area - providing a perfect setting for all those large family get-togethers and has a reverse cycle split system.
- Impressive kitchen which is complimented with plenty of cupboard storage, mobile island bench, glass splash back, dishwasher and other quality appliances which overlooks the outdoor area.
- Sparkling bathroom which boasts a bath, shower and floor to ceiling tiles.
- Separate laundry with linen press storage.
- There is a second w.c. and vanity.
- Landscaped front and rear gardens which includes an abundance of lawn area - perfect for young kids or the family pets. Near new garden shed. Access to bore water and a pond.
- Double garaging with internal access to the residence.
- Near new reverse cycle air-conditioning throughout the home.
- Combination of wood combustion heating, reverse cycle air-conditioning in open plan living / casual meals area, reverse cycle split system air-conditioning in front formal lounge room and split system reverse cycle air-conditioning in the front bedroom
- Stylish selections of all window treatments.
- Security alarm system.
- Solar Electrical System 5.5KW
- Garden shed
- All this and more on a healthy land mass of approximately 722 m<sup>2</sup>.

Local attractions within close proximity include the Torrens "Linear Park", the Lockleys Bowling Club, The "Kooyonga" Golf Course, quality schools, shops, the airport (not under flight path) and much more!

"You're sure to be impressed with this outstanding offering. Take advantage!"

PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND

CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A  
MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE

Auction On Site Sunday the 1st of September at 11:30am (Unless Sold Prior)

RLA 183205