

**11 Barker Avenue, Findon, SA, 5023**

**House For Sale**

Thursday, 24 October 2024

**11 Barker Avenue, Findon, SA, 5023**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Mid-Century Gem in Findon - Your Next Adventure Awaits!

Welcome to an extraordinary corner allotment that's not just a home, but a canvas for your dreams. This one-owner, original 1950's gem sits proudly on approximately 664m<sup>2</sup> of prime land, offering a wealth of opportunities for the savvy buyer.

### Property Highlights:

\*Dream Location: Nestled in the heart of Findon, directly opposite the tranquil Dampier Reserve. Perfect for morning jogs, picnics, or simply enjoying nature's beauty.

\*Spacious Living: 664m<sup>2</sup> corner allotment provides ample space for your imagination to run wild. Subdivide, develop (STCC), or simply enjoy the expansive garden.

\*Development Possibilities: Unlock the exciting prospect of subdivision or development, turning potential into reality. Create additional living spaces or lucrative investment properties.

\*Charming Residence: A solid 1950s home with 3 generous bedrooms, offering a perfect blend of vintage charm and modern updates.

\*Modern Comforts: Relish in the updated kitchen, designed for contemporary living, and the extensively renovated bathroom that adds a touch of luxury.

\*Year-Round Comfort: Ducted air conditioning throughout ensures you'll stay comfortable no matter the season.

\*Secure Parking: Double garage for all your parking and storage needs.

This property isn't just a place to live; it's a statement. It's about embracing the past while looking towards the future. Whether you're a family, an investor, or a developer, this is your chance to create something special in a vibrant community.

Seize this unique opportunity and make this mid-century marvel yours.

The Vendors Statement (Form 1) will be available for perusal by members of the public: (A) from the agent 3 consecutive business days immediately preceding the auction (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.