

**12 Fowler Avenue, Flinders Park, SA, 5025**



**House For Sale**

Tuesday, 31 December 2024

12 Fowler Avenue, Flinders Park, SA, 5025

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Settle Into The Thriving West With This Big Block Beauty Ready To Re-Imagined

Picture-perfect positioning in the family-friendly heart of the west, discover this much-loved mid-century charmer lovingly owned but at long last ready for a new chapter to begin. Set on a spacious 620sqm parcel and where a raft of sought-after drawcards and conveniences sit right at your fingertips, claiming this big block beauty - whether to renovate and rent, or redesign and rebuild from the ground up (STCC) - is an opportunity simply too good to pass up.

Still in impressive original condition, as well as sporting a stellar footprint easily able to be updated and extended, enjoy a light-filled lounge flowing through to formal dining and outdoor alfresco beyond. Together with a bright and airy central kitchen inviting all the room for helping hands plus the ability to hold a casual conversation or keep a close eye on the kids outside - you'll find easy, everyday function and form here.

With a familiar 3-bedroom footprint, neat and tidy bathroom, and ducted AC throughout, along with plenty of front and backyard space for little legs to play or family pets to happily roam, 12 Fowler Avenue is every bit a stellar address to settle into.

Promising the brightest of futures for families of all ages, savour stress-free strolls to local public and private schools, soak up the sunshine at pristine sports ovals literally at the end of your street or cruise over to the iconic Linear Park Trail for weekend walks and rides. Bustling shopping hubs are worth a mention too with choices ranging from Findon, Fulham Gardens, Welland Plaza and Brickworks Markets all moments from your front door, while a bee-line to Adelaide's best beaches and the CBD are both under 15-minutes!

### FEATURES WE LOVE

- Stellar 620sqm (approx.) solid brick property inviting exciting renovation, extension, redesign or subdivision potential (subject to council conditions)
- Beautifully maintained and presented inside and out
- Bright and airy lounge and dining zone
- Spacious contemporary kitchen with good bench top space, abundant cabinetry and cupboards, standalone oven and gas cook top, dual sinks and backyard views
- Large main bedroom
- 2 additional well-sized bedrooms
- Central bathroom with separate shower and bath, as well as separate WC
- Practical laundry and ducted AC throughout
- Generous outdoor patio area overlooking great yard space, neat lawns and established trees
- Wide set block with long driveway and secure garage

### LOCATION

- Wonderful access to pristine parks and ovals for your daily dose of nature, play time with the kids or give the dog a run
- Walking distance to Flinders Park Primary, Nazareth Catholic College, and zoned for Findon High moments away
- Easy reach to the River Torrens and Linear Park perfect for weekend rides or traffic-free commutes to the CBD
- Around the corner from Findon Shopping Centre for all your shopping essentials, as well as Fulham Gardens, Welland Plaza and Brickworks Markets as nearby options
- Just 9-minutes to Grange and Henley Beach, and 14 to the city

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details:

Council | CHARLES STURT

Zone | GN - General Neighbourhood

Land | 620sqm(Approx.)

House | 182sqm(Approx.)

Built | 1968

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa