

120 Lyons Road, Holden Hill, SA 5088



House For Sale

Wednesday, 8 January 2025

120 Lyons Road, Holden Hill, SA 5088

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 650 m2

Type: House



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Auction - \$695,000, USP

Say hello to exciting potential, a property set on a generous 650 sqm* allotment with a wide 18m* frontage. Whether you're looking to move in, rebuild, renovate, or subdivide (STCA), this home offers a unique opportunity to create something special in a sought-after location. While the home retains its original condition, it's still functional and liveable, making it an ideal stepping stone for those planning a renovation or redevelopment project. The straightforward layout provides a solid foundation to work with, with a kitchen and dining area that invite transformation into a modern, open-plan living space. With three well-sized bedrooms, two offering built-in robes, a well equipped bathroom, and a separate laundry, the home is practical as it stands but brimming with potential for a stylish update. The spacious backyard is a standout feature, offering ample room for landscaping, extensions, or outdoor entertaining. Whether you envision a lush garden retreat or further development, this property has the flexibility to suit your plans. Tucked away in the buzzing suburb of Holden Hill, this home gives you the perfect mix of peaceful vibes and easy access to everything you need. Just a short walk to schools like Dernancourt School and Avenues College, plus parks and walking trails to explore. You're also minutes away from shopping at Gilles Plains Shopping Centre and Westfield Tea Tree Plaza. Getting around is a breeze with public transport nearby and quick access to major roads. Check me out:- Torrens Title home on generous 650 sqm* allotment with a 18m* frontage- Subdivide/development potential, STCA- Three well-sized bedrooms with ceiling fans, two with built-in robes- Central bathroom with shower, bath and separate toilet - Neat and tidy kitchen with gas cook-top- Laundry with external access - Outdoor verandah- Generously sized backyard for future expansion potential- Two outdoor sheds for additional storage- Single covered carport with drive through access to the backyard- Additional parking for up to two cars in the driveway- Close proximity to local schools- And so much more... Specifications: CT // 5659/759 Built // 1965 Land // 650 sqm* Home // 243 sqm* Council // City of Tea Tree Gully Nearby Schools // Dernancourt School, Wandana Primary School, and Avenues College On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Joshua Faddoul - 0417 785 277 joshuaf@eclipse realestate.com.au RLA 277 085