

6 Noble Avenue, Lockleys, SA, 5032



House For Sale

Thursday, 28 November 2024

6 Noble Avenue, Lockleys, SA, 5032

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Anthony Fahey
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Tom Royal
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"RARE AND EXCITING OPPORTUNITY TO ENTER THIS TIGHTLY HELD AVENUE! TAKE ADVANTAGE!"

Situated in the highly sought-after suburb of Lockleys, this charming family home offers a fantastic blend of space, comfort, and convenience. Perfectly positioned adjacent to other well established homes, the property is within easy reach of all local amenities, including schools, shops, parks, and public transport options, making it an ideal location for families and professionals alike.

Simply move in, renovate or build your dream home. The choice is yours!

The land size is approximately 739m² with a frontage of 20.21 metres.

This home boasts many fine attributes which include:

- 4 Bedrooms: Three spacious double-sized bedrooms, all with built-in robes, plus a fourth bedroom featuring its own ensuite, providing flexibility for a growing family or guest accommodation.
- A second bathroom with a bath, shower, vanity, and separate toilet caters to the family's needs, ensuring ease and convenience.
- The neat, functional kitchen is well-equipped with an electric oven and offers ample cupboard storage, ideal for those who love to cook.
- A formal living/dining room with polished floor boards provides a stylish space for entertaining, while the separate lounge room that offers a more relaxed area for day-to-day living.
- Additional storage is provided by a shed with a cellar, perfect for storing tools or keeping your wine collection cool.
- A single car garage with drive-through access allows for extra vehicle parking or secure storage options.
- A good-sized laundry adds practicality to the home, with plenty of space for all your laundry needs.
- The front and back yards are beautifully established with lush lawns and gardens, offering both privacy and outdoor enjoyment.
- Outdoor entertaining area
- All this and much more on approximately 739m² of land

The property is just a short distance from St Francis Primary School and other highly regarded local schools, making it a great option for families. The vibrant local shopping precincts, including the Harbour Town and West Lakes shopping centres, offer a wide range of retail, dining, and entertainment options, while nearby parks walking trails including the Torrens "Linear Park" and recreational spaces like Noble Reserve provide plenty of outdoor leisure activities.

With everything you need right on your doorstep, this home is a true gem.

"TAKE ADVANTAGE! IT'S ALL ABOUT LOCATION AND LIFESTYLE!"

Auction on Site Saturday 14th of December at 11am (Unless Sold Prior)

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.

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 enquiries and obtain their own legal and financial advice.

RLA 183205