



**Solid home on generous allotment  
(675sqm, 23m frontage) opposite scenic  
reserve**



2



1



2

## 62 Langman Grove, Felixstow

**Auctioned for \$1,126,500 (Jul 27, 2024)**

### Accommodation

This solid home sits on a sizeable allotment of some 675sqm with a 23m frontage in an excellent location directly opposite the Felixstow reserve. The property is zoned General Neighborhood so you have development and subdivision options open to you subject to council consent (STCC). The home itself is configured with 2 spacious bedrooms, an open plan formal lounge and dining area and charming kitchen. It also presents as a great canvas to potentially renovate or extend to your liking.

### Key Features

- Amazing location opposite the scenic Felixstow reserve
- General Neighborhood Zone
- Development & subdivision potential subject to council consent (STCC)
- Solid two bedroom home
- Split System AC in the Master bedroom

**Property ID:** L28322633

**Property Type:** House

**Garages:** 2

**Land Area:** 675.0 sqm

### Constantine Pappas

0423 047 020

con.pappas@unley.rh.com.au

-Both bedrooms have built in wardrobes (BIR's)

-Gas heater and AC Split system in the lounge room

-4 Gas cook top in kitchen

-Large Garage

#### Lifestyle

Multiple reserves and parks (Felixstow Reserve, Linear Park, Drage Reserve, Botanic Grove Reserve)

Multiple shopping centres, restaurants and cafes (Marden shopping center, Glynde Plaza, Firle Shopping center, Newton village)

Multiple public transport options (express O'Bahn at klemzig interchange, Bus 174, 176, 178, W90 , or cycle to city along linear park)

Multiple Sports and Recreation lifestyle options (ARC Recreation Center, Par 3 Lochiel Park Golf Complex, Anytime fitness gym, etc)

The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction.

\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the Form 1.



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**