



## Allenby Gardens, 56 Riverside Avenue

Linear Park Living-6.6kw Solar



Located between the city and the sea, this impressive residence completed in 2021 boasts a design that encapsulates both elegance and functional sophistication. Its enviable location affords residents a lifestyle that is moments away from the lush expanse of Linear Park, offering a daily oasis for relaxation, recreation and parks and playgrounds.

Feature highlights include:

- Furniture Optional
- Three spacious bedrooms, master with private ensuite, balcony access
- Additional well-equipped family bathroom
- A modern kitchen complete with dishwasher and ample cupboards facilitates an organized living space
- Convenient downstairs powder room
- Light filled open plan living

**For Lease**  
Please Call

**View**  
[ljhooker.com.au/4YQDFE8](https://ljhooker.com.au/4YQDFE8)

**Contact**  
**Brandy Henkes**  
0401788408  
[rent@ljhookerwestlakes.com.au](mailto:rent@ljhookerwestlakes.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker West Lakes | Henley Beach**  
**(08) 8347 3666**

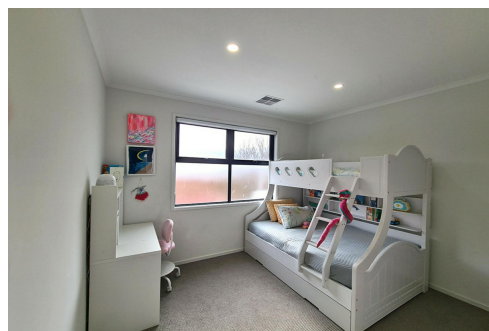
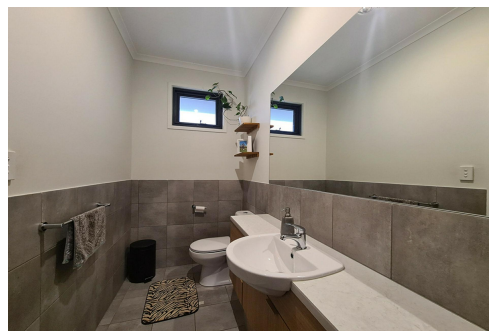
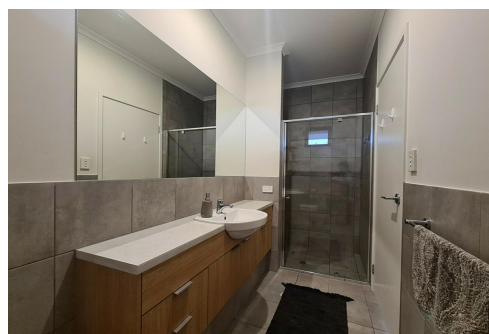
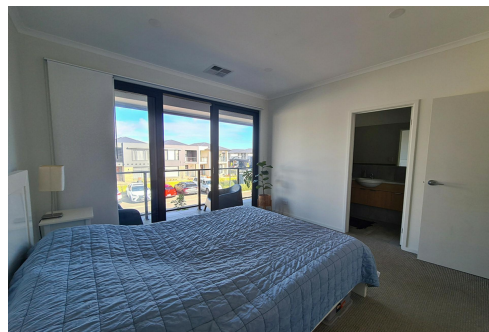
- Additional upstairs living area
- Climate control is seamlessly managed with ducted heating and cooling systems throughout
- A delightful entertaining area, ideal for hosting gatherings and enjoying the outdoors
- A convenient single garage complemented by an additional open space for parking
- Solar panels installed to enhance energy efficiency and sustainability

This sublime home is also advantageously positioned in close proximity to quality schools, ample shopping options, and easy access to transport. Furthermore, its prime location doesn't only offer the ease of city connections but also the peacefulness of river proximity. Enjoy the convenience of easy commute to the CBD local shopping precincts and beautiful Grange Beach.

For more information, please call Brandy Henkes on 0401 788 408 or 08 8347 3666.

**Disclaimer:**

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 completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322



## More About this Property

<b>Property ID</b>	4YQDFE8
<b>Property Type</b>	House
<b>Land Area</b>	151 sqm
<b>Including</b>	Ensuite Toilets (3)

**Brandy Henkes 0401788408**

Leasing Consultant | [rent@ljhookerwestlakes.com.au](mailto:rent@ljhookerwestlakes.com.au)

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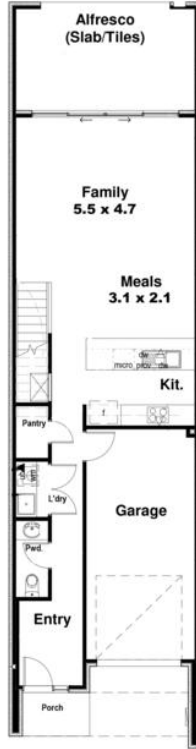
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GROUND FLOOR



Amend	Item	Date	By
	LIVING	152.27 m <sup>2</sup>	G.F. 66.77 m <sup>2</sup>
	PORCH	2.88 m <sup>2</sup>	F.F. 85.50 m <sup>2</sup>
	GARAGE	22.41 m <sup>2</sup>	
	ALFRESCO	17.05 m <sup>2</sup>	
	BALCONY	6.88 m <sup>2</sup>	TOTAL 201.49 m <sup>2</sup>
	BRICK	Standard	DRAWN: SB
	SALESM:	IZ	DATE: 23/03/20
	SCALE:	1:100	CHECKED: