



LEASED

LJ Hooker



LJ Hooker



LJ Hooker



LJ Hooker

Felixstow, 11b Shirley Avenue

Ideal Executive Residences

Welcome to these brand-new homes located in the beautiful Felixstow area which has been superbly designed and showcasing modern features and oozing with luxury throughout.

Perfectly positioned just a stone's throw from Felixstow Reserve and the Linear Park track, and only a short drive to the city this home offers the ideal blend of modern convenience and serene suburban living.

Features include:

- *Light filled home
- *Open plan living, kitchen and dining area
- *Floorboards throughout living and bedroom areas
- *Kitchen with stone benchtops, stainless steel SMEG appliances including oven & gas cooktop



For Lease
Please Call

View
ljhooker.com.au/2D24FDZ

Contact
Jackson Dodwell
0434 079 463
jackson.dodwell@ljhadelaidemetro.com.au
Kirsty Clark
0422 005 721
kirsty.clark@ljhadelaidemetro.com.au



LJ Hooker St Peters
(08) 8362 8008

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.

- *Kitchen also features butler's pantry with ample storage, sink and dishwasher
- *Main bedroom downstairs with ensuite and built in robes
- *Downstairs ensuite is tiled floor to ceiling, with shower, vanity and toilet
- *Upstairs living room with views
- *Upstairs master bedroom with walk in robe and ensuite
- *Upstairs ensuite is tiled floor to ceiling, with shower, vanity and toilet
- *Bedrooms 3 and 4 are of a good size with built in robes
- *Downstairs powder room with toilet and sink
- *Laundry is located in the butler's pantry with built in cupboards
- *Ducted reverse cycle air conditioning
- *Paved alfresco area under the main roof with mains gas point
- *Low maintenance courtyard
- *Double garage with internal access and remote-controlled garage door
- *Gas hot water service

Proudly positioned in a leafy street in one of Felixstow's premier pockets and only 10-minute drive to the CBD. Conveniently located near Linear Park walking trails and the Klemzig O-Bahn Interchange. Only an arm's reach to the delights of the Marden, Firle Plaza and Newton Central precincts. Zoned and only a short stroll to Felixstow Primary, Charles Campbell College and Marden Senior College.

Water charges: Water usage and supply charges apply
 Furniture: Unfurnished

NOTE ABOUT THE OPEN INSPECTIONS: Interested persons MUST register their details to attend any of the scheduled viewing dates and times allocated. The agent will not attend the listed viewing date and time if you do not register and confirm your attendance. It is for this reason we highly recommend you register to attend to ensure the agent's attendance and to avoid disappointment.

Disclaimer: 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. We encourage all interested parties to make their own enquiries, particularly regarding NBN/internet availability at the property.

More About this Property

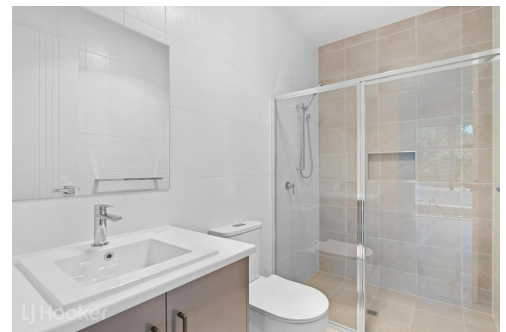
Property ID	2D24FDZ
Property Type	House
Including	Air Conditioning Toilets (1) Courtyard

Jackson Dodwell 0434 079 463
 Residential Property Manager | jackson.dodwell@ljhadelaidemetro.com.au
Kirsty Clark 0422 005 721
 Business Development Manager | kirsty.clark@ljhadelaidemetro.com.au

LJ Hooker St Peters (08) 8362 8008
 2a Portrush Road, PAYNEHAM SA 5070
stpeters.ljhooker.com.au | stpeters@ljhadelaidemetro.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 St Peters
(08) 8362 8008

