



7 Rawson Street, Alberton

Beautifully Presented with Space to Relax and Entertain

Beautifully and immaculately presented, this home offers true single-level living with space to relax, entertain and enjoy. Neutral decor, impressive three-metre ceilings, large windows and skylights welcome an abundance of natural light, enhancing the home's bright and spacious feel. Two living areas provide flexibility for everyday comfort, while the generous undercover entertaining area is perfect for spending time with family and friends. Designed to offer generous space while remaining simple to maintain, this home gives you more time to enjoy a relaxed lifestyle. With absolutely nothing to do but move in and enjoy, this property offers room for families to grow in a charming tree-lined street.

Property Features:

- Character-style features, high ceilings, floorboards and plantation shutters
- Welcoming entrance with stained-glass window
- 2 spacious living areas, including a separate lounge room
- Generous open-plan living, dining and kitchen with large windows and two sliding doors to access both sides of the outdoor area
- Kitchen with skylight, stone benchtops, breakfast bar, ASKO appliances including gas cooktop, oven and dishwasher,

3 2 3

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS

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All information contained therein is gathered from relevant third parties sources.
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undermount double sink, pull-out mixer tap, Frankie -purification system, microwave alcove and extensive storage space
" Dining area with feature pendant lights
" Living area with sliding doors opening to a paved outdoor entertaining area under the main roof, with a wraparound pergola, café blinds, ceiling fans, a brand-new outdoor kitchen and fridge
- 3 bedrooms plus a flexible dedicated study or fourth bedroom
- Spacious main bedroom with ceiling fan, walk-in robe and private ensuite with vanity, shower and toilet
- Bedroom wing with bedrooms 2 and 3, both with ceiling fans and built-in wardrobes
- Main bathroom with full bath, vanity, shower and skylight
- Separate toilet for convenience
- Attic storage with ladder access
- Laundry with built-in cupboards and external access
- Two linen cupboards
- Single drive-through garage with automatic door
- Ducted reverse-cycle air conditioning
- Solar panel system
- Spacious, enclosed and private rear yard
- Tool shed
- Electric roller blinds
- Roller shutters
- Hush glass windows to bed 2 & 3
- Irrigation to front and rear gardens

Enjoy a lifestyle with recreation and everyday convenience close to home, including nearby reserves and a local dog park. Semaphore is just a short drive away for beach walks, cafes, restaurants and its vibrant seaside atmosphere. Westfield West Lakes and Port Adelaide Plaza Shopping Centre offer department and grocery shopping, along with cafés and entertainment. Schooling options include Portside Christian College, Mount Carmel College and Alberton Primary School. With the train station within walking distance and buses available along Port Road, commuters have easy access to convenient public transport options.

For further information please contact Rosemary Auricchio on 0418 656 386, or Nick Carpinelli on 0403 347 849.

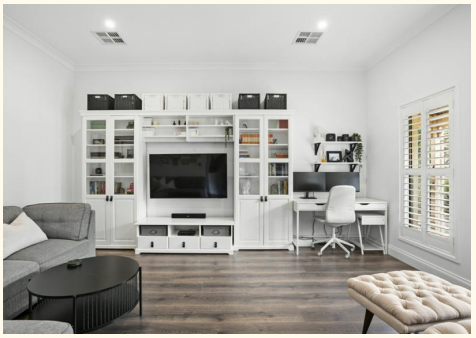
Disclaimer:
Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's 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

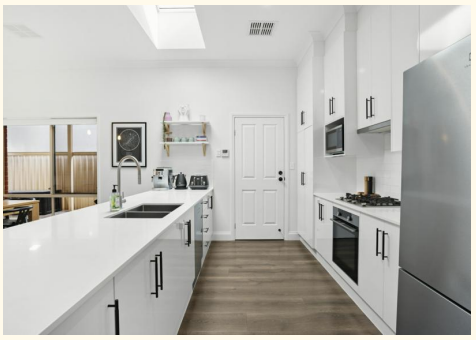
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MORE DETAILS

Property ID	511BFE8
Property Type	House
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels







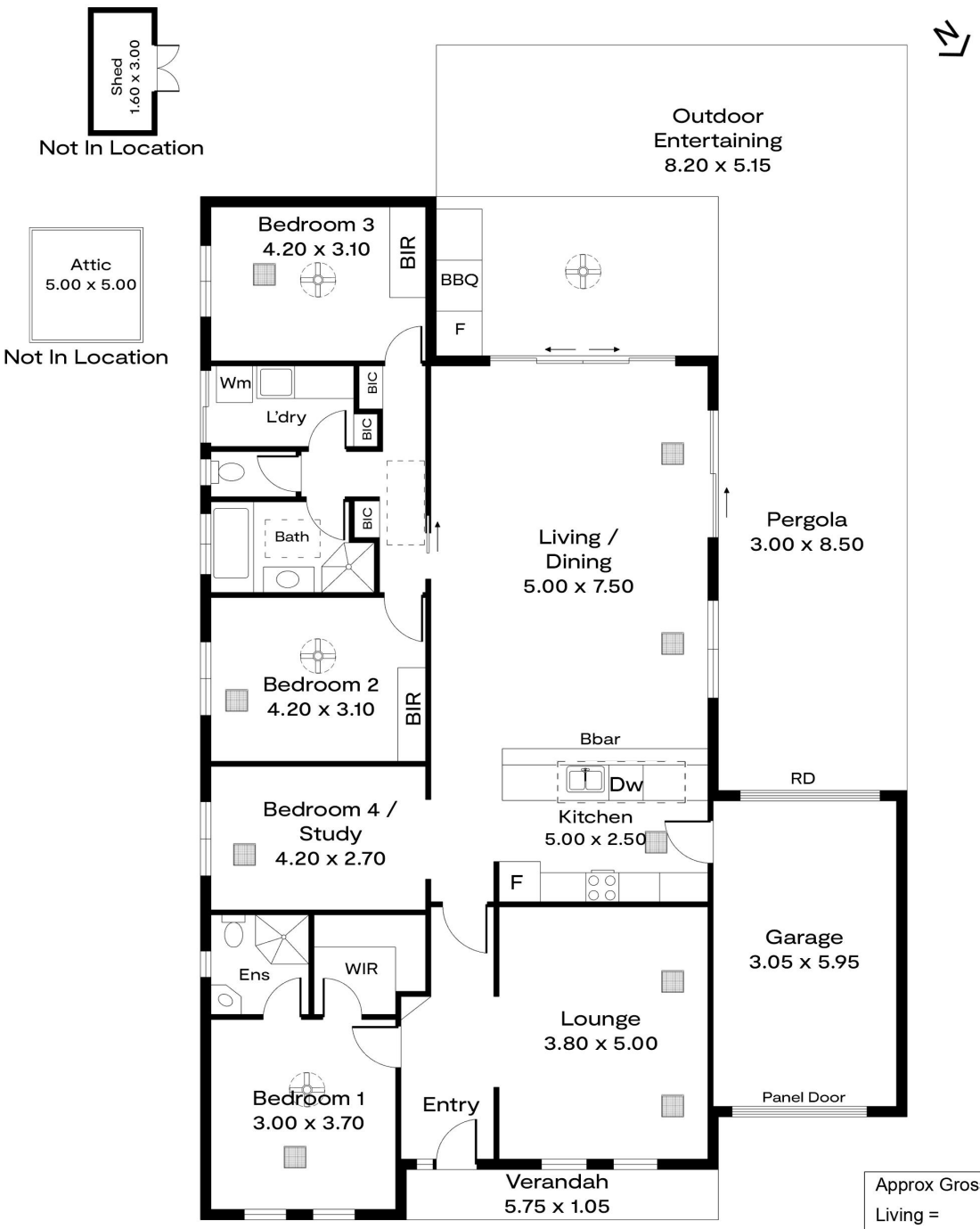




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Approx Gross	
Living =	156m²
Garage	= 20m²
Alfresco =	16 m²
Pergola/ Deck =	65m²
Porch =	6 m²
Total =	263m²

This drawing is intended for illustrative purposes only. While every effort has been made to ensure accuracy, all measurements are approximate and should be independently verified before being relied upon.

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LJ Hooker