







Allenby Gardens, 9/95 Grange Road

Invest In This Highly Sought After Location

3 2 2

Discover a haven of contemporary living nestled within the charming locale of Allenby Gardens. This beautifully crafted 2013-built townhouse offers a seamless blend of modern comfort and enviable convenience, designed to cater to the aspirations of first homebuyers or savvy investors. The residence boasts a cleverly orchestrated layout over two levels, providing an ideal setting for a low maintenance, yet sophisticated lifestyle.

Upon entry, one is greeted by an ambiance of warmth and elegance that permeates throughout the unit. The main floor reveals a narrative of space and light, with an expansive open plan kitchen, meals, and living area that extends onto an inviting balcony-a perfect backdrop for relaxation or entertaining guests.

The quality of living is further enhanced by the three generously sized bedrooms, each conceived with thoughtful consideration to the occupant's needs, including a master suite replete with an ensuite, walk-in robe, and exclusive balcony access.

For Sale
$620,000 - $650,000

View
ljhooker.com.au/4Y52FE8

Contact
Rosemary Auricchio
0418 656 386
rosemarya@ljhookerwestlakes.com.au
Donna Farquhar
0461 363 915
donna@ljhookerwestlakes.com.au

LJ Hooker

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

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.

Features To Love:
- Three spacious bedrooms; master with ceiling fan, ensuite, walk-in robe, and balcony access
- Large open plan kitchen with stone benchtops and quality appliances, including a gas cooktop, dishwasher & pura tap
- Light-filled multifunctional living and dining area adjacent to the balcony
- Well-appointed main bathroom featuring integrated laundry facilities
- Private, secure, and low-maintenance rear courtyard
- Secure lock-up garage with internal access and automatic roller door, plus an additional carport space
- Ducted reverse cycle air conditioning for year-round comfort
- Advanced security system for added peace of mind
- Short distance to Adelaide airport, entertainment venues, North Adelaide, CBD, and pristine beaches

Allenby Gardens, a suburban gem, offers the unique advantage of proximity to Adelaide's dynamic city centre and a selection of beautiful beaches, presenting an enviable balance of metropolitan and coastal lifestyles. The suburb also boasts convenient access to the Adelaide airport, the Entertainment Centre, and Coopers Stadium, enriching the locale with cultural and recreational pleasure.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Donna Farquhar on 0461 363 915.

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











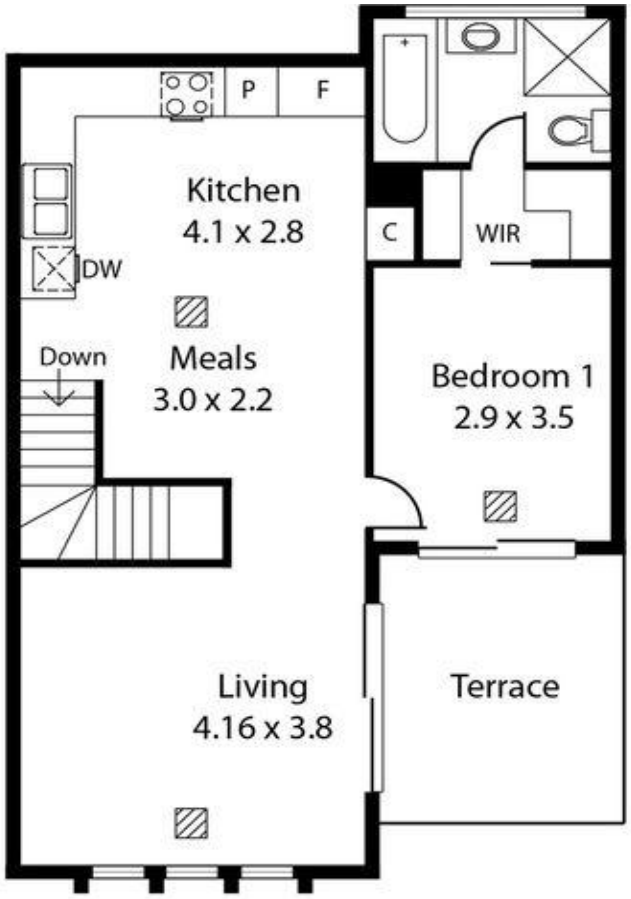
More About this Property

Property ID	4Y52FE8
Property Type	Townhouse

Rosemary Auricchio 0418 656 386
Sales Partner | rosemarya@ljhookerwestlakes.com.au
Donna Farquhar 0461 363 915
Property Specialist | donna@ljhookerwestlakes.com.au

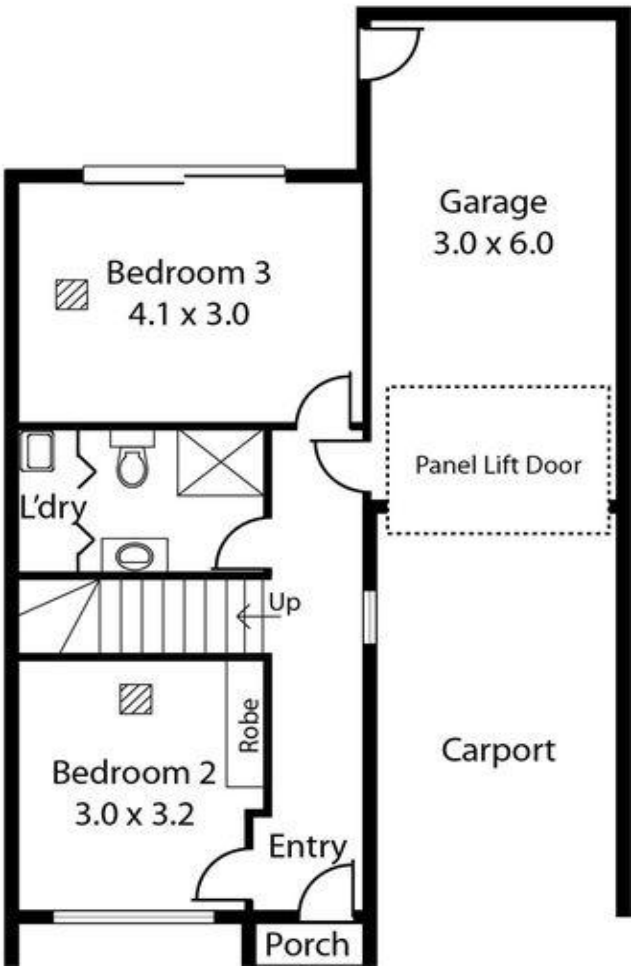
LJ Hooker West Lakes | Henley Beach (08) 8347 3666
139 Tapleys Hill Road, SEATON SA 5023
westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au

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.



Living:	113.84 sqm
Porch:	1.06 sqm
Terrace:	10.23 sqm
Garage:	20.51 sqm
Total:	145.64 sqm

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



LJ Hooker

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

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.