41 Workman Street, Birkenhead

3 2 5

Priced To Sell Act Fast

Beautifully maintained and much-loved, this family home offers easy-care living with
neutral decor and a welcoming feel throughout. Designed for relaxed everyday living, the
home flows from comfortable indoor spaces to a wrap-around alfresco area, fully
enclosed backyard and its very own idyllic fish pond, creating a peaceful outdoor setting
perfect for entertaining friends and family. A great choice for families, couples and retirees
seeking low-maintenance living, while also presenting a smart purchase for investors and
first home buyers.

Property Features:

- Spacious open plan living, meals and kitchen area
- Modern kitchen with walk-in pantry, breakfast bar, gas cooktop, oven, dishwasher,

double sink and ample storage

- Undercover wrap-around verandah, perfect for outdoor entertaining
- 3 spacious bedrooms

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.

FOR SALE
Please Call

AGENTS

Rosemary Auricchio
0418 656 386
rosemarya@ljhookerwestlakes.com.au

Nick Carpinelli
0403 347 849
nickc@ljhookerwestlakes.com.au

AGENCY

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

LJ Hooker

- Main bedroom with walk-in wardrobe and private ensuite featuring shower, vanity

and toilet

- Bedroom 2 with built-in wardrobe
- Main bathroom with vanity, bath, shower and toilet
- Separate laundry with generous storage space and external access
- Ducted reverse cycle air conditioning
- Separate storage room
- Double garage with drive-through access
- Additional undercover car space Off-street parking
- High ceilings

Ideally positioned between Semaphore and Port Adelaide, this home is close to shops,
schools and the beach. Semaphore Beach and the vibrant cafes, restaurants and
boutiques along Semaphore Road are just minutes away, while Port Adelaide Plaza,
Romeo's Foodland and IGA are all nearby for everyday shopping. Enjoy easy access to the
Port River Expressway for a seamless commute, with nearby train stations and bus
services making travel around Adelaide effortless. Families will appreciate the proximity to
Mount Carmel College, Dominican School, Largs Bay School, Portside Christian College
and Le Fevre schools.
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

Please note some images have been digitally enhanced or virtually staged for illustration.

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MORE DETAILS

Property ID	50SMFE8
Property Type	House
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Liveability

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Nick Carpinelli 0403 347 849
Sales Representative | nickc@ljhookerwestlakes.com.au

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201m²	113m²	49m²	2m²	37m²
TOTAL	Living	Verandah	Porch	Double Garage

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.

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