



3 Etna Avenue, Cheltenham

## Contemporary Single Level Living with Space, Light and Lifestyle Appeal

Immaculately presented and filled with natural light, this modern single storey residence, built in 2019, offers a spacious and move-in ready lifestyle with absolutely nothing to do. With high 2.7m ceilings enhancing the sense of space, while light filled living areas create a home that feels open, welcoming and practical. Secure, private and low maintenance, this is a property where you can simply move in and enjoy without the need for further expense.

Designed for comfort and ease of living, the home delivers generous proportions, quality finishes and integrating indoor and outdoor living, making it an ideal choice for downsizers, retirees, first homebuyers and investors alike.

### Property Features:

- Light filled open plan living, dining and kitchen area
- Contemporary kitchen with stone benchtops, walk-in pantry, 900mm gas cooktop and stainless steel oven, dishwasher, microwave alcove and breakfast bench
- Integrated indoor and outdoor living with glass sliding stacker

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.

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**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker West Lakes | Henley Beach  
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LJ Hooker

- doors
- Under main roof alfresco entertaining area with cafe blinds, ceiling fan, dart board and heaters ideal for all year round comfort
- Three spacious bedrooms
- Main bedroom with walk-in wardrobe, private ensuite, fan and electric roller shutter
- Ensuite with floor to ceiling tiles, double vanity, large mirror and spacious shower alcove
- Bedrooms 2 and 3 with mirrored built-in wardrobes and ceiling fans
- Main bathroom with separate shower and bath, vanity and WC
- Separate sitting room/home office with wall fan
- Additional storage including linen cupboard in the bathroom
- Large laundry with excellent cupboard space
- Double automatic garage with internal access and additional off-street parking
- Automatic electric front gate providing privacy and security
- Fully enclosed low maintenance rear garden with tool shed
- Floating floorboards throughout the main living areas
- 2.7 metre ceilings
- Ducted reverse cycle air conditioning
- 6.6kW solar system
- Security front screen door
- Security Camera System

Positioned in this highly sought after location between the City and Sea and within close proximity to public transport including the train for direct city access. This home is surrounded by everyday convenience including St Clair Shopping Precinct and local cafes for relaxed dining and everyday shopping. With primary and secondary schools including Mount Carmel College, Cheltenham offers a welcoming community atmosphere with parks, walking paths and the coastline close by, making this a wonderful place to settle into a relaxed and connected Adelaide lifestyle.

For further information please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 040403 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

## MORE DETAILS

Property ID 506NFE8  
Property Type House  
House Size 208 m2  
Land Area 344 m2  
Including Ensuite  
Study  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (2)  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels  
Liveability

### Rosemary Auricchio 0418 656 386

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