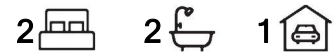


## Evandale, 6/12 Bakewell Road

### Trendy Townhouse in a Tightly Held Location



Positioned in a leafy and highly sought after city fringe suburb, this stylish two bedroom townhouse offers a lifestyle of low-maintenance ease with excellent access to local amenities, public transport and Adelaide's vibrant CBD just 4km away. Whether you're a first time buyer, investor or simply seeking a convenient lock-up and leave lifestyle, this property ticks all the boxes.

Wander through a lush park like setting with sprawling lawns and established trees and shrubs into a light filled, spacious open plan living and dining room. Floor to ceiling windows and soaring raked ceilings add a wonderful sense of warmth and space. The gas heater in the lounge keeps you cosy in winter, while ducted cooling ensures year round comfort. The sleek, modern kitchen has stainless steel appliances, dishwasher and plenty of cupboard space.

Upstairs, the master bedroom features built-in robes and a beautifully renovated ensuite. A

**For Sale**  
\$580,000 - \$620,000

**View**  
By Appointment

**Contact**  
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**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.

versatile loft style second bedroom includes space for a study - ideal for working from home. The main bathroom has also been tastefully updated and there's the bonus of a separate laundry and WC downstairs for added convenience.

Enjoy alfresco living in the private paved rear courtyard, complete with a garden shed and a pergola area. A single carport provides secure off-street parking.

You'll love the location - just a short stroll to public transport, the buzzing Maylands Hotel and moments from The Parade Norwood and The Avenues Shopping Centre. Zoned for East Adelaide and Trinity Gardens School and Marryatville High School.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

\*\* 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 61345 RLA 282965 RLA 231015

## More About this Property

Property ID	2DA1FDZ
Property Type	Townhouse

### Marie Brus 0418 844 502

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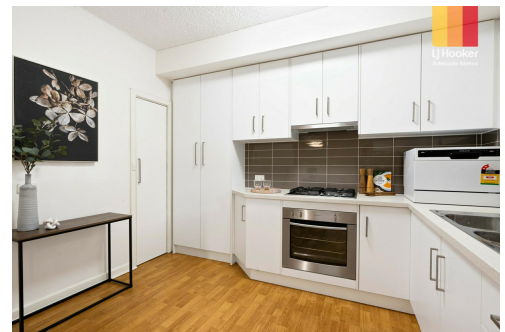
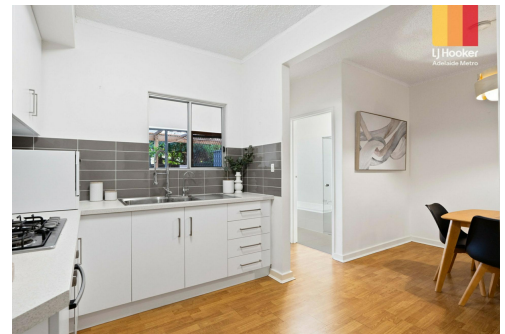
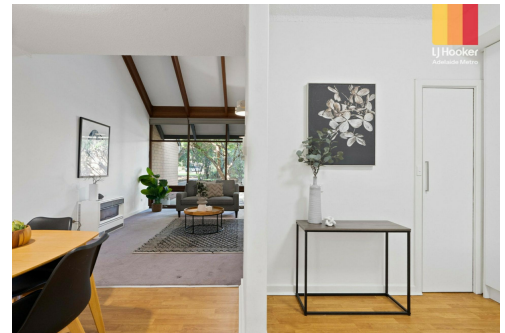
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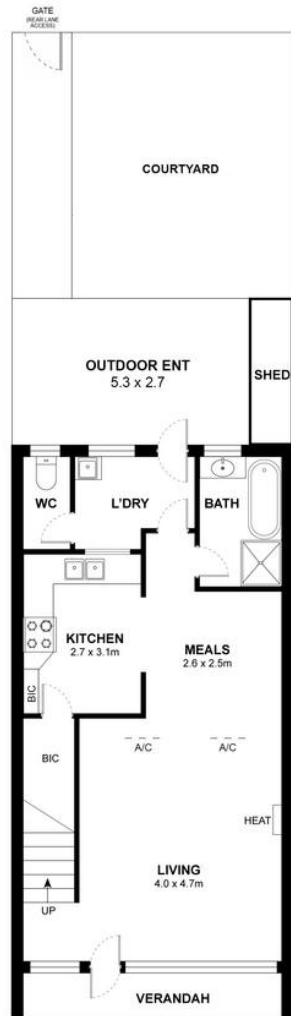
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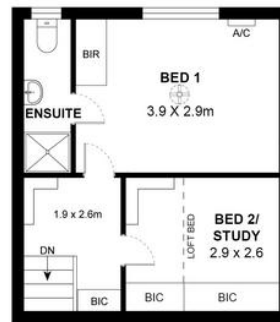


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GROUND FLOOR



UPPER FLOOR

- Ground Floor - 54m<sup>2</sup>
- Upper Floor - 31m<sup>2</sup>
- Outdoor Ent - 14m<sup>2</sup>

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- Total - 99m<sup>2</sup>

Measurements are approximate



**6/12 Bakewell Road, Evandale SA 5069**

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