

Felixstow, 3 Birch Street

Stylish and low-maintenance living with leafy surrounds

Auction 19th of July at 2pm on-site

Tucked away on a quiet, tree-lined street, 3 Birch Street presents a superb opportunity for first home buyers, downsizers, or astute investors seeking stylish, low-maintenance living in a blue-chip eastside location. Built in 2001 and set on a low maintenance 394sqm (approx.) Torrens-titled allotment, this detached courtyard home delivers comfort, functionality and lifestyle convenience in equal measure.

Designed for effortless living, the home features three well proportioned bedrooms. The master boasts a walk-in robe and private ensuite, while bedrooms two and three are fitted with mirrored built-in robes and share a central three-way bathroom complete with a bathtub. At the heart of the home, a sunlit open plan kitchen, living and dining area enjoys a desirable northerly aspect, creating a warm and welcoming space year round.



For Sale

Auction Sat 19th July at 2pm

View

By Appointment

Contact

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LJ Hooker Glynde
(08) 8336 3899

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.

The chef inspired kitchen will impress with its sleek stone benchtops, 2-pak cabinetry, 5 burner gas cooktop, and convenient breakfast bar, perfect for casual meals or entertaining guests. Step outside to a private backyard framed by established fruit trees - a perfect canvas for weekend entertaining, family play, or your own low-maintenance garden retreat.

What you'll love;

- Low maintenance 394sqm allotment
- Quiet street
- Detached Torrens-titled home
- 3 well sized bedrooms
- Main bedroom including walk-in robe and ensuite
- Chef inspired kitchen with stone waterfall benchtops
- Light filled
- Floating floors throughout
- North facing rear
- Reverse cycle air-conditioning
- Lock up garage with internal access

Enjoy the ease of a prime location within walking distance to Linear Park trails, the O'Bahn interchange and Marden Shopping Centre. Families will also appreciate being zoned to the highly regarded East Marden Primary School. A fantastic blend of style, comfort and convenience awaits.

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.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015



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More About this Property

Property ID	WQ0FDG
Property Type	House
Land Area	394 m2
Including	Floorboards Built-in-Robes

Julian Rullo 0407846417

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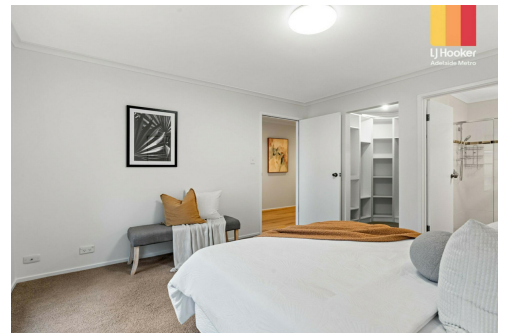
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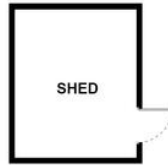
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3 Birch Street, Felixstow, SA 5070

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