



2/18 Hartman Avenue, Felixstow

Easy Care Living with Space, Style & Convenience

Built in 2021 and set on a generous 474sqm allotment, this beautifully presented four bedroom home offers modern, low maintenance living in the tightly held suburb of Felixstow. Perfectly suited to growing families, downsizers, first home buyers and investors alike, the home combines generous proportions, natural light and a highly functional floorplan.

Step inside through a wide and welcoming hallway, complemented by floating floorboards and large windows that allow an abundance of natural light to flow throughout the home.

At the heart of the property is the spacious north facing open plan kitchen, living and dining area, soaking in natural light and providing an inviting space for everyday living and entertaining. The generous kitchen offers excellent cupboard space, stone benchtops, a gas cooktop and a cleverly positioned sink overlooking the outdoors through a window splashback.

Two sets of triple stacker sliding doors seamlessly connect the main living area with the outdoor entertaining space, creating a fantastic indoor-outdoor flow. Complete with an outdoor blind, it provides a

4 2 2

FOR SALE
$1,195,000 - $1,225,000

VIEW
By Appointment

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
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comfortable setting for entertaining family and friends throughout the year.

Accommodation is well considered, with the main bedroom featuring a walk-in robe and private ensuite. Bedrooms two, three and four are all generously sized and include built-in robes and ceiling fans, while being serviced by the centrally located main bathroom.

What you'll love;
- 474sqm of land
- 248sqm build area
- Built in 2021 by Rossdale Homes
- 4 generous size bedrooms
- Open plan kitchen/living and dining area
- Zoned ducted reverse cycle air conditioning
- Double garage with internal access
- 6kw solar system with 14kw battery
- Low maintenance living

Positioned in an increasingly sought after location, the home is just a short stroll from the popular Langman Reserve and Felixstow Shopping Centre. With quality schooling nearby and the Adelaide CBD only a short drive away, this is an outstanding opportunity to secure a modern family home in a tightly held and convenient suburb.

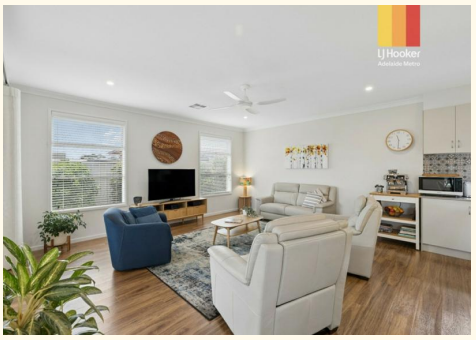
Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

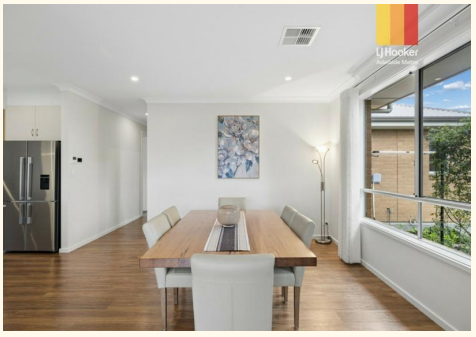
- * All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	WU8FDG
Property Type	House
House Size	248 m2
Land Area	474 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)

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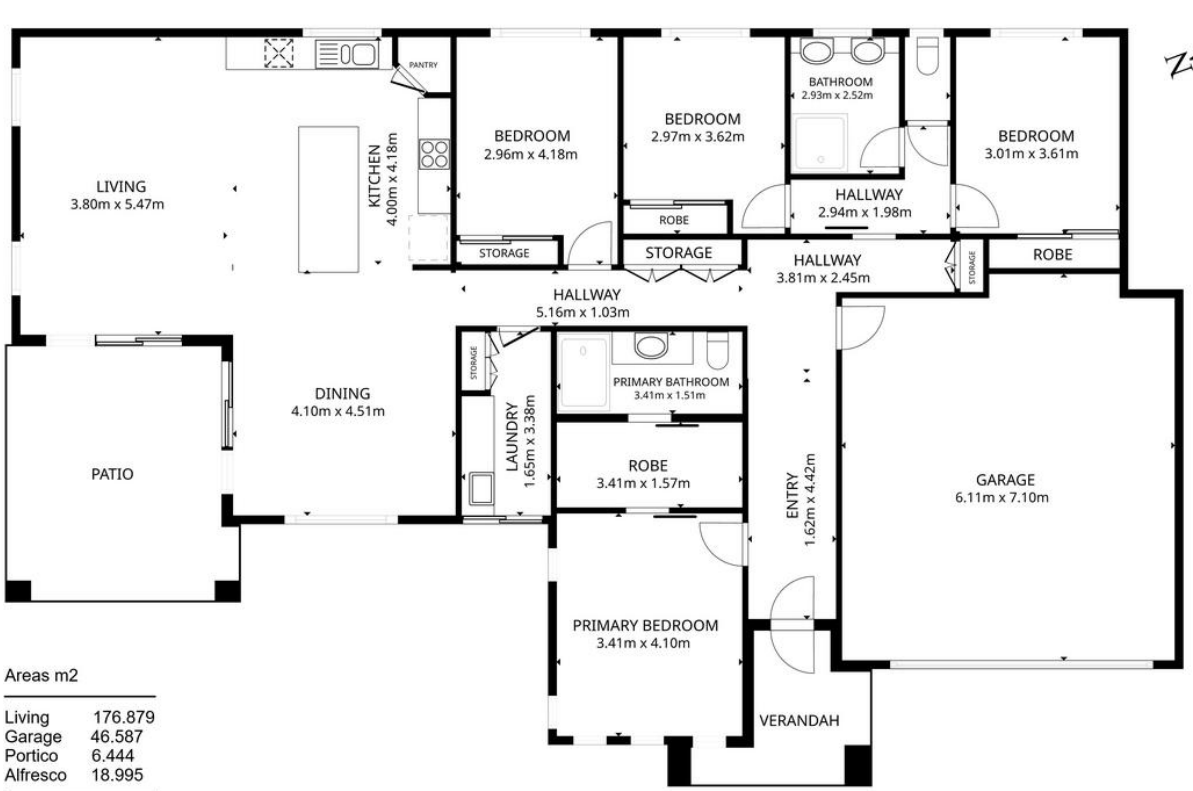

Areas m2

Living	176.879
Garage	46.587
Portico	6.444
Alfresco	18.995
Total	248.905

FLOOR PLAN

PLANS AND LAYOUTS ARE NOT TO SCALE; DIMENSIONS ARE INDICATIVE ONLY. DETACHED STRUCTURES MAY NOT BE IN POSITION. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

Matterport

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