



**SOLD**



## Ferryden Park, 14A Sutherland Road

Wake Up to Park Views —A Perfect Blend of Modern Living and Nature

Under Contract! Please contact for off market alerts.

Nestled in the heart of Ferryden Park, this contemporary townhouse is designed for those seeking modern living with a blend of style and practicality. Perfectly suited for families, professionals, or investors, this stunning property offers an easy-care lifestyle while being within close reach of parks, shopping, and essential amenities. Whether you're looking for a peaceful retreat, an entertainer's haven, or a sound investment in a thriving area, this townhouse ticks all the boxes.

This home features a spacious, open-plan layout, combining living and dining areas with a separate lounge for additional comfort and privacy. The modern kitchen boasts laminate benchtops, a gas cooktop, and a breakfast bar, providing a functional space for cooking and entertaining. The home is complemented by a low-maintenance garden with a lawn

3  2  1 

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/4Z8XFE8](http://ljhooker.com.au/4Z8XFE8)

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

**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.

area perfect for outdoor activities, along with an outdoor entertaining area that offers the ideal spot for relaxing or hosting guests in the private, easy-care backyard.

The master bedroom offers a serene retreat, complete with park views and a private balcony. You can wake up to the tranquil sights of the park, providing a peaceful environment for relaxation. The room also features a walk-in robe and plenty of natural light, making it the ideal space to unwind after a busy day.

#### Features You'll Love:

- 3 generously sized bedrooms with the master featuring a walk-in robe and private balcony overlooking the park.
- 2 bathrooms with a main bathroom that includes a separate bathtub and shower, plus a convenient powder room downstairs for guests.
- Open-plan living with seamless integration of lounge, dining, and kitchen areas, ideal for family life and entertaining.
- Second living area, perfect for family activities or quiet relaxation.
- Modern kitchen equipped with laminate benchtops, gas cooktop, oven, and dishwasher.
- Private outdoor space with a low-maintenance garden, lawn area, and a large outdoor entertaining area, complemented by a water tank for sustainable living.
- Understairs storage providing ample space to keep your home neat and organised.
- Secure garage with internal access, an electric roller door and additional off-street parking.
- Comfortable living with tiled flooring downstairs and carpeted stairs and bedrooms for added warmth and comfort.
- Ducted air conditioning throughout for year-round comfort.

Located just moments from the heart of Ferryden Park, this property offers easy access to local parks, public transport, and shopping at nearby centres. Families will appreciate the proximity to schools, while professionals will enjoy the convenience of transport links to the city. Whether you're relaxing at home or heading out to enjoy the vibrant community, this property offers the perfect blend of modern living in a thriving, well-connected location.

Don't miss your chance to secure this exceptional property - For more information, please contact Rosemary Auricchio on 0418 656 386 Levi Proude on 0434 277 315.

#### 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



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Beach  
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## More About this Property

<b>Property ID</b>	4Z8XFE8
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

**Rosemary Auricchio 0418 656 386**

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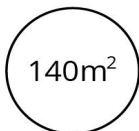


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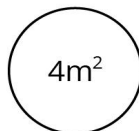
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**TOTAL**



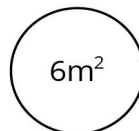
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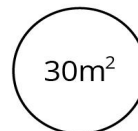
Shed



Garage



Porch



Balcony/  
Verandah



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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