




39 Timms Street, Findon

Architecturally Designed Contemporary Executive Residence

Showcasing contemporary modern design, this striking executive residence delivers refined architectural living on a prized corner allotment. Offering both immediate comfort and outstanding flexibility, it presents an exceptional opportunity for home buyers seeking a turnkey residence or a potential investment.

The ground floor is defined by crisp porcelain tiles, soaring 2.8-metre ceilings, LED downlights and a palette of bright, neutral tones. Sleek architectural lines guide you through the expansive open-plan living and dining area, perfectly suited to everyday living and entertaining, with the designer kitchen forming a stylish focal point.

At the heart of the home, a breathtaking full height void is soaked in natural light and creates a stunning architectural statement. The kitchen itself is beautifully appointed with stone benchtops, contemporary cabinetry, stainless steel appliances, frosted glass splashbacks and a cleverly designed island breakfast bar-perfect for both casual meals and hosting guests.

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FOR SALE
\$1,040,000

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Upstairs, accommodation is generous and thoughtfully planned, comprising three genuine double-sized bedrooms plus a dedicated study or fourth bedroom. The master suite is a private retreat, featuring a spacious ensuite with dual vanities, an expansive walk-in robe and direct access to a private balcony. Bedrooms two and three are well proportioned and include built-in robes.

Outside, the low-maintenance paved courtyard offers flexibility to create an undercover entertaining area if desired. As a corner allotment, the home enjoys the added benefit of additional natural light and privacy.

An oversized single garage with automatic panel-lift door easily accommodates a family vehicle while offering substantial additional storage. Ducted reverse-cycle air conditioning ensures year-round comfort, allowing you to relax and fully appreciate the home's quality finishes - further complimented by a solar system.

Ideally positioned between the city and the beach, this sought-after location offers exceptional lifestyle convenience. Enjoy nearby parks and reserves including Ray Street Reserve and playground just around the corner. Local shopping is easily accessed at Findon Shopping Centre within walking distance, while Westfield West Lakes is only a short drive away.

Families will appreciate the range of nearby schools including Nazareth College, Allenby Gardens Primary, Flinders Park Primary, Lockleys North Primary and Underdale High School, with Seaton Park and Kidman Park Primary also close by. Public transport is readily accessible, with bus routes along Findon and Grange Roads just a short walk away.

Key Features:

- Porcelain tiled ground floor with high ceilings, LED lighting and neutral tones
- Stunning open-plan living and dining with designer kitchen
- Dishwasher, gas cooktop and underbench oven fitted to the kitchen
- Three double bedrooms plus study or fourth bedroom with built in desks
- Master suite with a luxe ensuite, walk-in robe and private balcony
- Bedrooms two and three with built-in robes
- Stylish bathrooms with contemporary fittings and dual vanities, plus a bathtub in the main bathroom
- Oversized single garage with automatic door and ample storage
- Ducted reverse-cycle air conditioning throughout
- Walk-through laundry with external access
- Convenient ground-floor powder room
- Striking architectural light well extending to the roof with skylights, flooding the living areas with natural light
- Solar system

Specifications

Title: Torrens Title

Year built: 2016

Land size: 229 sqm (approx)

Council: City of Charles Sturt

Council rates: \$1,573.65pa (approx)

ESL: \$163.20pa (approx)

SA Water & Sewer supply: \$206.20pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable.

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MORE DETAILS

Property ID	Y58HDM
Property Type	House
Land Area	229 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Roller Door Access
	Window Treatments

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