






54a Buccleuch Avenue, Findon

3  2  1 

## Effortless Living with Quality Finishes

Immaculately presented and filled with natural light, this high-quality single level home delivers an easy, low-maintenance and carefree lifestyle with nothing further to do. Designed with generous proportions and refined finishes, the home is enhanced by high ceilings, a wide entrance hallway and a soft, neutral colour palette, creating a welcoming sense of space and comfort from the moment you arrive.

Thoughtfully designed for effortless living, the layout seamlessly integrates indoor and outdoor spaces, allowing you to simply move in and enjoy without the need for ongoing upkeep or further expense. This is a home that balances style, functionality and everyday practicality, making it an ideal choice for downsizers, professionals, first homebuyers and investors alike.

### Property Features:

- Light-filled open plan lounge, dining and kitchen with seamless integration to the outdoor entertaining area
- Contemporary kitchen with stone benchtops, waterfall edging, 900mm gas cooktop, 900mm oven, dishwasher, utility alcove, microwave cavity and walk-in pantry

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.

**FOR SALE**  
Contact Agent

**VIEW**  
Sat 9th May @ 12:00PM - 12:30PM

**AGENTS**  
Rosemary Auricchio  
0418 656 386  
rosemarya@ljhookerwestlakes.com.au

Nick Carpinelli  
0403 347 849  
nickc@ljhookerwestlakes.com.au

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

 **LJ Hooker**

- Glass sliding doors opening to a low-maintenance rear yard with undercover entertaining area
- Built-in outdoor BBQ with stone benchtop and bar fridge, ideal for entertaining
- Three bedrooms
- Main bedroom with his and hers walk-in robes leading through to the ensuite
- Ensuite featuring floor-to-ceiling tiles and stone vanity
- Bedrooms two and three both with mirrored built-in wardrobes
- Main bathroom with freestanding bath, separate shower and double vanity with stone benchtop
- Wide entrance hall and excellent internal storage
- Automatic lock-up garage with internal entry and drive-through capability for additional vehicle parking or courtyard use
- Ducted reverse cycle air conditioning throughout
- 6.6kW solar system
- Security alarm system
- 2.7m High ceilings and quality finishes throughout
- Terracotta roof tiles
- Smart front door lock
- Light and bright interiors with neutral tones
- Attractive front facade with porch and strong street presence

Positioned in a thriving, sought-after and highly convenient location of Findon, the home enjoys close proximity to everyday amenities including Findon Shopping Centre, local cafes and public transport. Nearby parks and reserves offer excellent outdoor spaces for walking and recreation, while a range of local primary and secondary schools further enhance the area's appeal. With easy access to both the city and coastline, this location delivers a relaxed, connected and practical lifestyle ideally suited to modern living.

For further information please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

**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

## MORE DETAILS

Property ID 509XFE8  
Property Type House  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (2)  
Alarm  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels  
Water Tank  
Liveability

**Rosemary Auricchio 0418 656 386**

Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

**Nick Carpinelli 0403 347 849**

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