



9a Worthley Road, Findon

Bespoke Custom Design with Exceptional Quality

A stylish home showcasing bespoke design and high-quality finishes throughout. Thoughtfully created for effortless modern living, the home is enhanced by large windows and skylights that fill the interiors with natural light, while the spacious and beautifully appointed floor plan delivers an exceptional sense of comfort and sophistication. Appealing to a wide range of buyers, this impressive residence is ideal for professionals, couples, small families and downsizers seeking simple yet elevated living, while also presenting a smart investment for the future.

Property Features:

- Newly built home with modern, neutral décor and high ceilings
- Striking stone-fronted and timber facade and wide entrance foyer
- Sitting room with feature pendant light
- Spacious open-plan living, dining and kitchen area
- Designer kitchen featuring stone benchtops, breakfast bar, Electrolux 900mm induction cooktop and integrated wall oven, dishwasher, oversized undermount sink, extensive storage, pendant lighting and a feature window above the cooking area
- Generous living area flowing seamlessly through stacker sliding doors to the outdoor entertaining space

3 2 2

FOR SALE

Offers Closing Wed 7th Oct 6pm (USP)

VIEW

Sat 19th Sep @ 10:00AM - 10:30AM

AGENTS

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

Levi Proude
0434 277 315
levi@ljhookerwestlakes.com.au

AGENCY

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

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.



- Under-main-roof alfresco entertaining area with electric louver roof
- 3 bedrooms - bed 2 & 3 with built-in wardrobes
- Main bedroom with a generous walk-in wardrobe and private ensuite
- Ensuite featuring a floating double vanity with stone benchtop, twin LED mirrors, floor-to-ceiling tiles, screenless shower, toilet and skylight
- Three-way main bathroom featuring a separate vanity area with floating stone-top vanity and LED mirror, separate toilet and bathing zone with a full-size bath, frameless shower with built-in shelf and floor-to-ceiling tiles
- Generous laundry with stone benchtop, built-in linen cupboard, drying rail, ample storage with direct courtyard access
- 2 curved built-in linen cupboards and integrated display shelving
- Ducted reverse-cycle air-conditioning
- Main living areas finished with tiled flooring
- Double automatic garage with tiled flooring and internal and external access
- Low-maintenance, fully enclosed backyard with established garden
- Separate courtyard area
- Alarm system

Set in a highly sought after location of Findon, everyday convenience is on your doorstep. Walk to Aldi, cafes, local eateries and everyday shops, with Findon Shopping Centre and a short drive for broader retail and dining. Enjoy easy access to nearby schools including Findon High School, Kidman Park Primary School and Flinders Park Primary School, along with local parks, reserves, and sporting facilities. With handy public transport links and quick connections to both the Adelaide CBD and the coast, this home offers the ideal blend of lifestyle, comfort, and convenience.

This is the ultimate choice for those seeking brand-new, low-maintenance luxury - a home where every detail has been considered, and nothing has been overlooked.

For more information, please contact Rosemary Auricchio on 0418 656 386 or Desi Moutzouris 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

Please note some images have been digitally enhanced or virtually staged for illustration.

MORE DETAILS

Property ID 50Y0FE8
Property Type House
Including Ensuite
Air Conditioning
Ducted Cooling
Ducted Heating
Toilets (2)
Alarm
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Solar Panels

Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

Levi Proude 0434 277 315

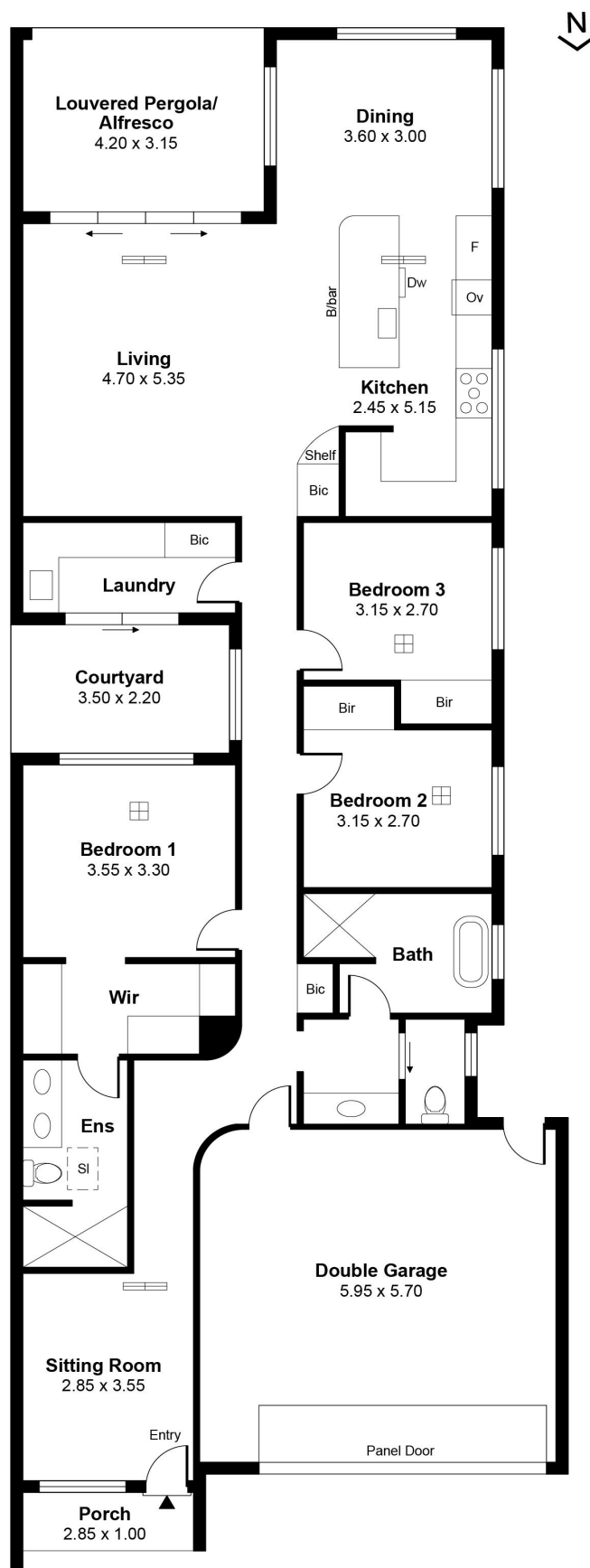
Sales Representative | levi@ljhookerwestlakes.com.au

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

139 Tapleys Hill Road, SEATON SA 5023

westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au





Approx Gross	
Living	= 153m ²
Porch	= 3m ²
Courtyard	= 8m ²
Double Garage	= 37m ²
Louvered Pergola/ Alfresco	= 13m ²
Total	= 214m²

This drawing is intended for illustrative purposes only. While every effort has been made to ensure accuracy, all measurements are approximate and should be independently verified before being relied upon.