



1A John Street, Flinders Park

Affordable New Apartments in Prime Location

Now is the perfect time to seize the opportunity and make your dream of owning a home a reality. Take advantage of the **First Home Owner Grant & ** Stamp Duty relief available to first home owners. Maximize the benefits of this unmissable opportunity!

Thirteen Commercial presents exquisite contemporary living development! Nestled in a prime location, this stunning selection of meticulously designed apartments offering an atmosphere of modern sophistication, comfort, functionality and convenience.

The apartments boast an elegant layout with two great sized bedrooms, perfectly suited for first home buyers, young professionals, couples, downsizers or small families. The thoughtfully designed floor plans provide ample living space, ensuring comfort and functionality. Each apartment features two bedrooms, stylish bathroom, modern kitchen with stainless steel appliances and parking.

Features not to miss:

- 2 spacious bedrooms with mirrored robes
- Open-plan kitchen/living/dining with great natural light
- Private balcony perfect for relaxing or entertaining

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FOR SALE
Under Contract

AGENTS

Gerard Pacillo
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AGENCY

LJ Hooker Flinders Park
(08) 8352 1155

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.



- Designer kitchen with stainless steel appliances, gas cooktop & stone benchtops
- Floating timber flooring throughout
- Stylish bathroom with floor-to-ceiling tiling and generous shower
- Split-system air conditioning
- Positioned perfectly above the Gym for easy access

With convenience of all amenities at your doorstep, Aldi, Anytime Fitness Gym, Findon Shopping Centre, selection of specialty shopping, private & public schools, Medical Centres, cafes, hotels, restaurants, public transport for easy access to both the city & the sea and the tranquil Linear Park.

Whether you're stepping into the market for the first time, downsizing in style, or seeking a smart investment, this is a rare opportunity to secure a brand-new home in one of Adelaide's most convenient and tightly held suburbs. Take advantage of the grants, the location, and the lifestyle, this is not an opportunity to be missed!

- * You must meet the Governments Criteria to qualify for the Stamp Duty Relief & the First Home Owners Grant

For more information please contact

Gerard Pacillo 0431 596 145

To register your interest or to make an offer, click the link below:

<https://prop.ps//dNZ4uPIEWf9n>

Disclaimer:

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

RLA 215339

MORE DETAILS

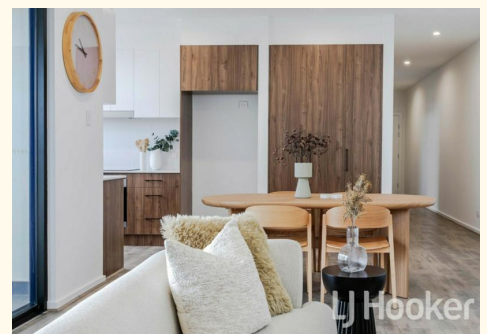
Property ID	JGTH67
Property Type	Apartment
Including	Toilets (1)

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Unit 1 Area (Estimate only)	
Living	85.6 m ²
Balcony	12.7 m ²
Total	98.3 m²

Unit 2 Area (Estimate only)	
Living	88.0 m ²
Balcony	15.8 m ²
Total	103.8 m²

Unit 3 Area (Estimate only)	
Living	86.5 m ²
Balcony	12.0 m ²
Total	98.5 m²

Unit 4 Area (Estimate only)	
Living	88.9 m ²
Balcony	15.5 m ²
Total	104.4 m²

For illustrative purposes only.
All measurements are approximate