



7A Scott Avenue, Flinders Park

## Sold by Julian Rullo of LJ Hooker Adelaide Metro

Modern, stylish and effortlessly functional, this brand new 2025 built townhouse is superbly positioned in one of Flinders Park's most tightly held locations, directly overlooking the leafy expanse of Ross Reserve. Offering a rare blend of peaceful outlooks and urban convenience, this home places you perfectly between the city and the sea.

Designed for contemporary living, the home showcases a spacious open plan kitchen, living and dining area that forms the heart of the residence. The kitchen is both elegant and practical, featuring stone benchtops, a 5 burner gas cooktop, wall oven, breakfast bar and an abundance of storage - ideal for everyday living and entertaining alike.

Seamless indoor-outdoor flow is achieved through large sliding doors that open to a covered alfresco area, perfect for year round entertaining or relaxed evenings at home. Low maintenance and secure, the property is ideal as a lock and leave lifestyle option.

The ground floor main bedroom provides a private retreat, complete with a walk-in robe and stylish ensuite. Upstairs, bedrooms two and three include built-in mirrored robes, while bedroom four offers

4 2 2

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Glynde  
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excellent versatility and could easily function as a second living area, home office or guest suite, complemented by a generous balcony with reserve views.

What you'll love:

- Brand new townhouse completed in 2025
- Approx. 218sqm of well designed living
- Overlooking Ross Reserve
- Main bedroom with ensuite on the ground floor
- Open plan living with covered outdoor entertaining
- Versatile upstairs layout with balcony
- 8.8kW solar system
- Double garage
- Low maintenance, lock and leave lifestyle

With close proximity to quality schools, cafes, shopping and public transport, 7A Scott Avenue presents an outstanding opportunity for first home buyers, professional couples, families or savvy investors seeking a modern home in a premium location.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- \* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 61345 RLA 282965 RLA 231015

## MORE DETAILS

Property ID	WRNFDG
Property Type	House
House Size	218 m2
Including	Ensuite Toilets (3) Built-in-Robes Solar Panels

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Ground Floor: 153.6m<sup>2</sup>  
 First Floor: 64.6m<sup>2</sup>  
**TOTAL: 218.2m<sup>2</sup>**



**7a Scott Avenue, Flinders Park, SA 5025**

**Disclaimer:** The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.