

7B Scott Avenue, Flinders Park

Where Style, Comfort and Convenience Come Together

Perfectly positioned in one of Flinders Park's most tightly held pockets, this brand new 2025 built townhouse delivers the perfect combination of modern design, everyday functionality and low maintenance living. With uninterrupted views across to Ross Reserve, this home offers a rare opportunity to enjoy a peaceful lifestyle while still being minutes from both the city and the sea.

Step inside to discover a thoughtfully designed layout that caters to today's lifestyle needs. The open plan kitchen, living and dining area creates a warm and inviting hub for family life and entertaining. The kitchen is a true showpiece. featuring stone benchtops, a 5 burner gas cooktop, wall oven, breakfast bar and an abundance of storage. Whether you're cooking for the family or hosting friends, this space perfectly blends practicality with style.

Large sliding doors extend the living area to a covered outdoor entertaining zone, providing the ideal setting for year round gatherings or quiet relaxation. Every detail has been considered to maximise comfort and ease of living, making this home a great lock-up and leave option.

The main bedroom is conveniently located on the ground floor,

4 2 2

FOR SALE

\$1,170,000 - \$1,190,000

AGENTS

Julian Rullo

0407846417

julian.rullo@ljhadelaidemetro.com.au

George De Vizio

0412 392 158

gdevizio@ljhadelaidemetro.com.au

AGENCY

LJ Hooker Glynde

(08) 8336 3899

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.

LJ Hooker

offering a private retreat complete with a walk-in robe and sleek ensuite, perfect for easy everyday living. Upstairs, bedrooms two and three feature built-in mirrored robes, while the fourth bedroom provides flexibility as a second lounge, home office or teenage retreat, complemented by a generous balcony overlooking the reserve.

What you'll love

- Brand new construction
- 225sqm of living
- Open plan kitchen/ living and dining area
- Main bedroom downstairs
- Outdoor entertainment area
- 8.8kw Solar System
- Versatile floorplan
- Double garage
- Overlooking Ross Reserve

With its ideal location, and close to an array of excellent schools, cafes, shopping and public transport, 7B Scott Avenue represents a lifestyle of quality and convenience. Whether you're a first-home buyer, professional couple, growing family or investor seeking a premium low maintenance opportunity, this home ticks every box.

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	WR5FDG
Property Type	House
House Size	225 m2
Land Area	237 m2
Including	Ensuite Toilets (3) Built-in-Robes

Julian Rullo 0407846417

Sales Consultant | julian.rullo@ljhadelaidemetro.com.au

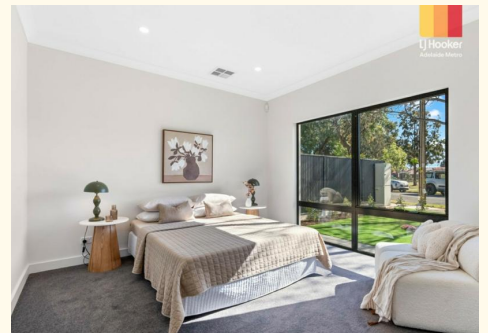
George De Vizio 0412 392 158

Sales Manager | gdevizio@ljhadelaidemetro.com.au

LJ Hooker Glynde (08) 8336 3899

2a Portrush Road, PAYNEHAM SA 5070

glynde.ljhooker.com.au | stpeters@ljhadelaidemetro.com.au





Ground Floor: 150.3m²
First Floor: 74.9m²
TOTAL: 225.2m²

GROUND FLOOR

FISRT FLOOR

Measurements are approximate



7b Scott Avenue, Flinders Park, SA 5025

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