

9A Catherine Avenue, Flinders Park

## Sold by Julian Rullo of LJ Hooker Adelaide Metro

Experience the perfect blend of luxury, comfort and lifestyle at 9a Catherine Avenue, Flinders Park. A stunning, Torrens titled double storey home built in 2025, set on a low maintenance 347sqm allotment and offering an impressive 318sqm of living. Situated in a peaceful street just steps from Linear Park and Tedder Reserve, it's an ideal setting for families, with endless green space right at your doorstep.

Behind a striking stone blade facade, you're welcomed by a wide entry hall accented by stylish wall lighting. The heart of the home is the beautifully designed open plan kitchen, living and dining area. Featuring a curved stone island bench, 5-burner gas cooktop, 900mm oven, Kit Kat tiled splash back and a generous butler's pantry, the kitchen is built for both everyday functionality and entertaining. Large stacker sliding doors seamlessly connect the living space to an expansive undercover alfresco area, complete with built-in Beefeater BBQ, sink and outdoor kitchen - perfect for year round entertaining.

The ground floor master suite offers complete privacy, featuring built-in and walk-in robes, along with a sleek ensuite boasting a double vanity. Upstairs, you'll find three oversized bedrooms, each with walk-

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**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Glynde  
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in robes, serviced by a designer main bathroom with full height tiling, a separate toilet and a luxurious bath. A spacious second living area with large picture windows allows natural light to flood in.

Extra features include a double garage with built-in storage, workbench and space for an additional fridge. Located between the city and the sea, this home delivers the ultimate in modern living in one of Adelaide's most tightly held pockets.

What you'll love;

- Brand new Torrens-titled home
- 347sqm allotment
- 318sqm of living
- Kitchen with stone benchtops, gas cooktop and butler's pantry
- Curved island bench
- Main bedroom downstairs boasting walk-in robe and ensuite
- Outdoor kitchen with built-in BBQ and sink
- Feature lighting throughout
- Second living area
- Study
- Ducted vacuuming
- Ideally located between the city and the beach

Whether you're upsizing, relocating or securing your forever home - 9a Catherine Avenue is a rare opportunity to enjoy premium, low maintenance living in one of Adelaide's most sought after pockets. All that's left to do is move in and make it yours.

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	WQ6FDG
Property Type	House
House Size	318 m2
Land Area	347 m2
Including	Ensuite Air Conditioning Toilets (3) Alarm Intercom Built-in-Robes

**Julian Rullo 0407846417**

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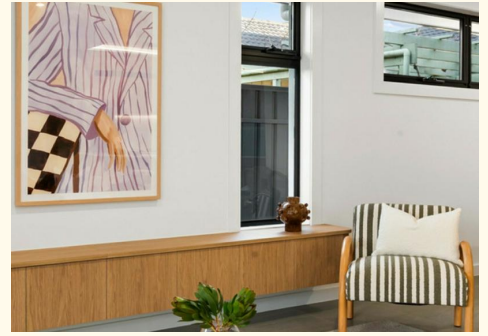
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- Ground Floor - 208m<sup>2</sup>
- First Floor - 110m<sup>2</sup>
- Total - 318m<sup>2</sup>

Measurements are approximate



**9a Catherine 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.