



## Hallett Cove, 7/41 Central Ave

### Stylish & Spacious Living with Coastal Views!

2 1 1

**For Sale**  
\$630,000-\$660,000

**View**  
By Appointment

**Contact**  
**Jarad Henry**  
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**Debbie Mundy**  
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Step into comfort with this beautifully designed townhouse, featuring a sunken main living area that adds character and space. Enjoy tranquil sea views right from your lounge, with the open-plan layout flowing into a light filled dining room and an updated kitchen complete with gas cooktop, ample bench space and generous storage.

Upstairs, the well proportioned master bedroom is a true retreat, offering built-in robes, a walk-in cupboard, and its own private balcony with serene ocean views - the perfect spot to sit and unwind while watching the sunset. The second bedroom also includes built-in robes and easy access to the central bathroom, which features a separate bath.

A spacious laundry with outdoor access includes a second WC for added convenience. The secure carport with automatic roller door provides private entry into the home, while the fully fenced rear yard offers privacy, complete with a garden shed for extra storage.

Comfort is assured year round with a reverse cycle split system, perfectly positioned near shops, schools, public transport and the scenic Hallett Cove Conservation Park walking trails.

Features you'll love;

- 2 spacious bedrooms, both with built-in robes
- Master bedroom with robes and private balcony offering sea views
- Open plan living with sunken lounge and ocean outlook
- Updated kitchen with gas cooktop
- Split system air conditioning
- Secure carport with auto roller door
- Private rear yard with garden shed
- Gas hot water system
- Prime location near transport, schools & coastal trails

A perfect opportunity for first home buyers, downsizers or savvy investors - enjoy low maintenance living with coastal charm and modern convenience.

To submit an offer on this property visit this link: <https://prop.ps/kMBPkgIGSsJ6>

Property Details:

Council: City of Marion

Council Rates: \$1235.32 pa (24/25 FY)

SA Water: \$165.55 pq (24/25 FY)

Strata Fees: \$862.75 pq (24/25 FY)

House Size: 111 sqm (approx)

Year Built: 1989

Estimated Rental Return: \$520 per week

For further information please contact Jarad Henry or Debbie Mundy.

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RLA 182909



**LJ Hooker Glenelg | Brighton**  
**(08) 8294 6000**

**Disclaimer:** 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.

## More About this Property

Property ID	Q56GW0
Property Type	Townhouse
House Size	111 m2

### Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant | [jarad@ljhglenelgbrighton.com.au](mailto:jarad@ljhglenelgbrighton.com.au)

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### LJ Hooker Glenelg | Brighton (08) 8294 6000

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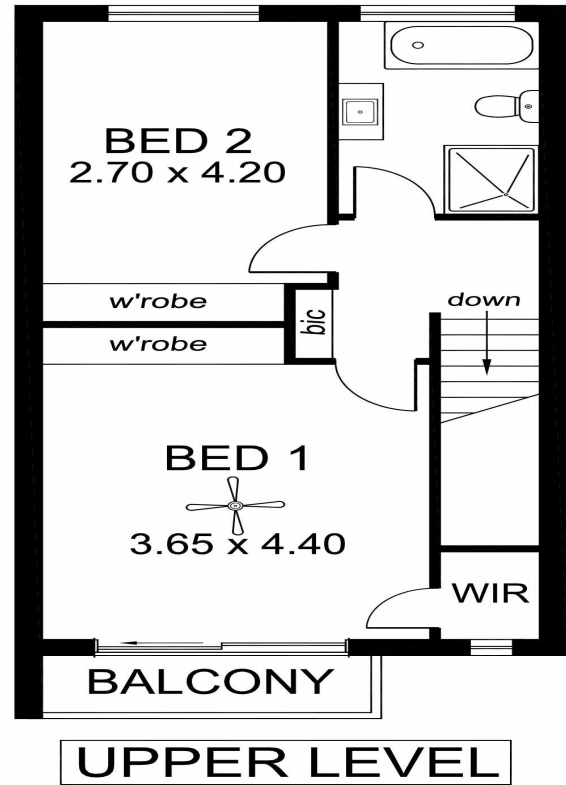
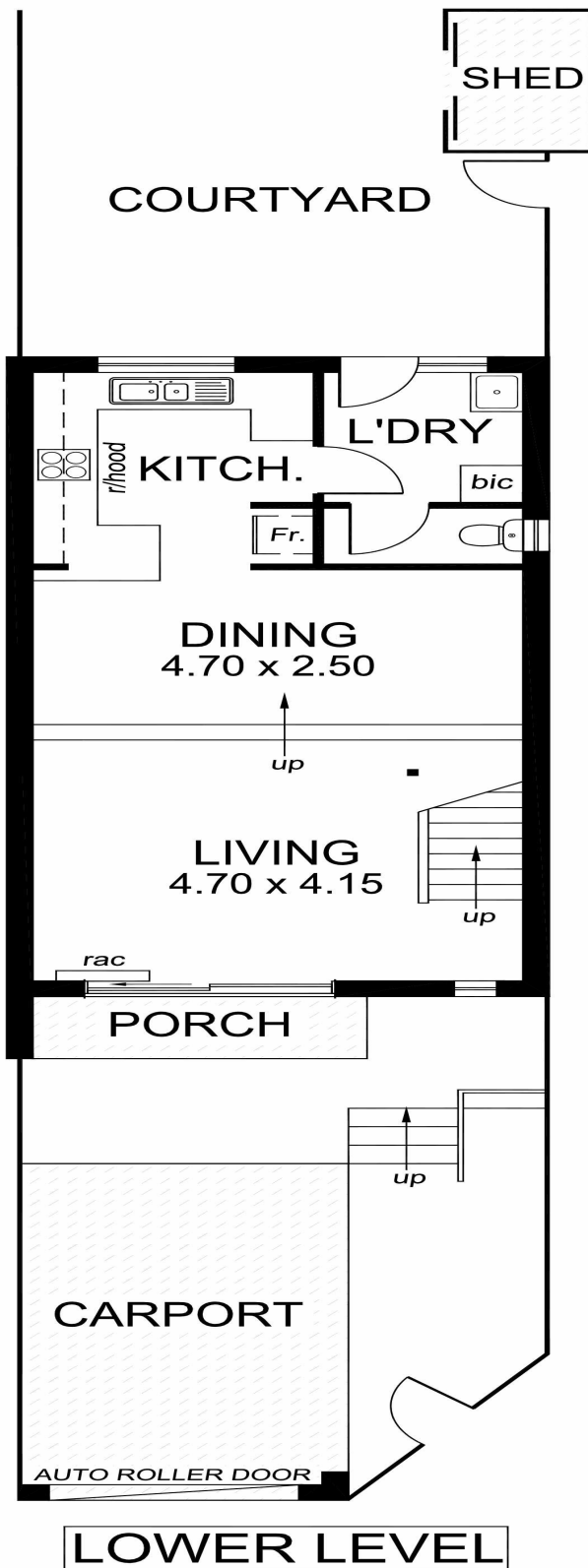
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TOTAL AREA:	111.24m <sup>2</sup> /11.96sqs
(Estimate only)	(incl. porch, balcony)

This drawing is for illustration purposes only.  
All measurements are approximate only and information  
intended to be relied upon should be independently verified.