







35a Bayly Street, Hendon

3 2 4

Low Maintenance Comfort with Space to Entertain

Well designed and thoughtfully laid out, this modern single storey home offers a low maintenance and easy care lifestyle with a welcoming feel throughout. Presenting a warm and inviting street appeal, the home combines comfort with practicality, featuring open plan living and a seamless indoor and outdoor flow, complemented by a fantastic entertaining area that makes everyday living relaxed and effortless. Well suited to couples, families, first home buyers, investors and those looking to downsize.

Property Features:

- High ceilings and neutral decor throughout
- Spacious open plan living
- Generous and light filled lounge room
- Kitchen with gas cooktop, oven, breakfast bar and pantry cupboard
- Generously sized dining/meals area
- Wrap around outdoor entertaining area under the verandah
- 3 generously sized bedrooms, all with built in wardrobes, ceiling fans and electric roller shutters
- Main bedroom with walk in wardrobe and ensuite
- Three way bathroom with full bath and separate toilet

FOR SALE
Sold Prior To Auction

AGENTS

Rosemary Auricchio
0418 656 386
rosemarya@ljhookerwestlakes.com.au

Nick Carpinelli
0403 347 849
nickc@ljhookerwestlakes.com.au

AGENCY

LJ Hooker West Lakes | Henley Beach
(08) 8347 3666

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

- Double automatic garage with carpeted flooring
- 2 additional open car spaces for off street parking
- Ducted reverse cycle air conditioning
- Fully enclosed backyard with lawn area

Positioned between the City and the beach, this location offers everyday convenience with an easy drive to the Beach and West Lakes. Shopping is at your fingertips with Hendon Shopping Centre nearby, while Westfield West Lakes is just a short distance away. Enjoy an active lifestyle with St Clair Recreation Park, West Lakes Golf Club and Grange Golf Club all within easy reach. Public transport is a short distance away with the train station providing easy access to the City. Families will also appreciate the proximity to quality schools including Seaton High School, Hendon Primary School, Nazareth Catholic College and St Michael's College. Healthcare is well catered for with Queen Elizabeth Hospital and a range of local medical centres nearby, completing a highly convenient and well connected lifestyle location.

For further information please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

Disclaimer:
Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

Please note some images have been digitally enhanced or virtually staged for illustration.

MORE DETAILS

Property ID	50GFFE8
Property Type	House
Land Area	337 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced







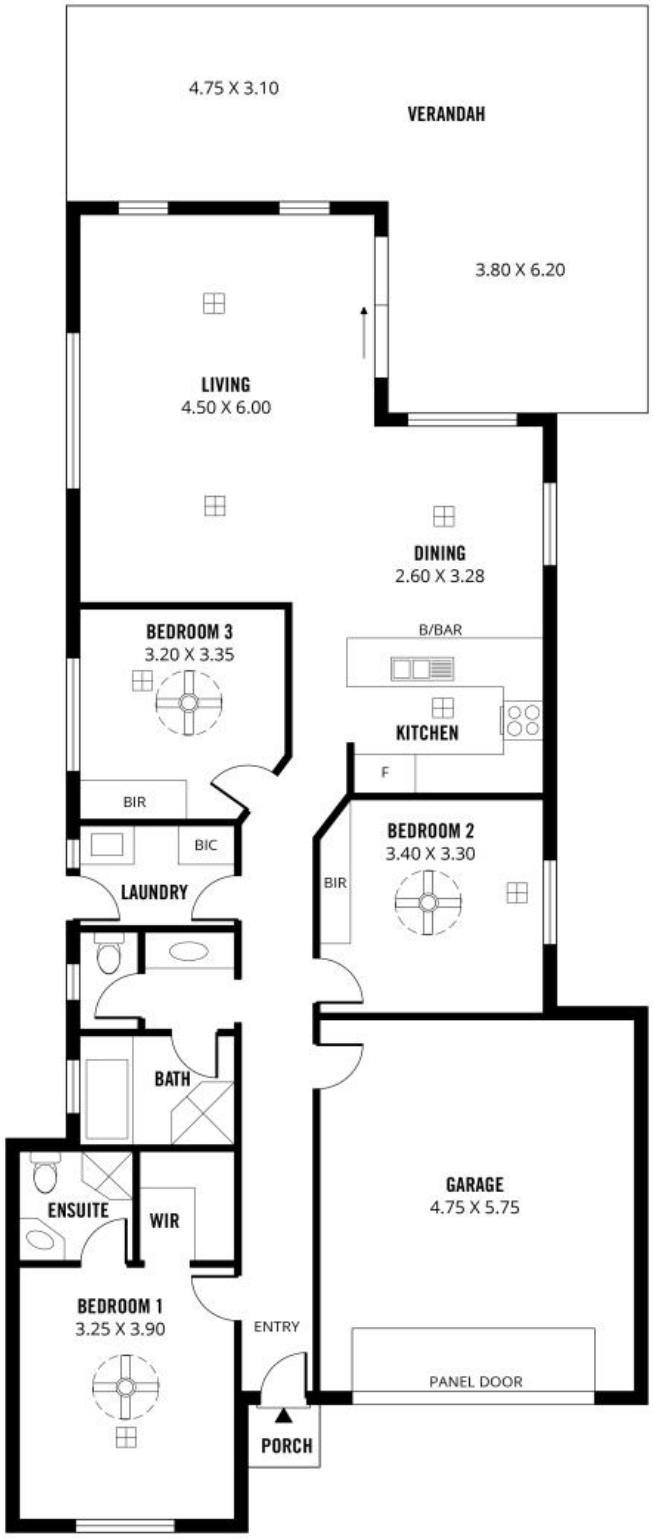




Rosemary Auricchio 0418 656 386
Sales Partner | rosemarya@ljhookerwestlakes.com.au
Nick Carpinelli 0403 347 849
Sales Representative | nickc@ljhookerwestlakes.com.au

LJ Hooker West Lakes | Henley Beach (08) 8347 3666
139 Tapleys Hill Road, SEATON SA 5023
westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au

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.



189m²	119m²	39m²	30m²	1m²
TOTAL	Living	Verandah	Garage	Porch

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

Produced by **The Fotobase Group**

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.