






1/1094 Old Port Road, Hendon

## Well-Presented Detached Homette Offering Easy Living

Offering the ideal combination of comfort, privacy, and convenience, this beautifully presented detached homette is perfect for those looking to invest, downsize, buy their first home, or enjoy low-maintenance living. Set in a small group of only three with a self-managed strata, this home delivers the independence of a house with the ease of homette living, complete with its own private driveway and off street secure parking.

Inside, the thoughtfully designed layout creates a warm and inviting atmosphere, enhanced by brand-new carpets and light-filled interiors. The spacious lounge is an inviting place to unwind and includes a split-system air conditioner for year-round comfort. At the heart of the home, the open plan kitchen and dining zone features a gas cooktop and oven, generous bench space and great storage, with a sliding door that connects smoothly to the rear verandah. Roller shutters to the front windows add extra privacy, shade and peace of mind.

All three bedrooms are generous and include built in wardrobes, with bedroom two enjoying its own split system air conditioner. The main bathroom offers practical two-way access, creating a practical semi ensuite layout, plus a separate shower, bathtub and a separate WC. A

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### FOR SALE

Sold Prior to Auction

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

well appointed laundry with storage offers direct outdoor access.

Outdoors, enjoy a long undercover verandah-ideal for morning coffee or weekend barbecues-along with a neat lawned area and garden edging that keeps maintenance to a minimum, while a small garden shed provides extra storage. Completing the home is an automatic lock-up roller door with room for a second vehicle securely parked behind, giving you both privacy and practicality.

#### Property Features

- Detached homette in a small group of three
- Self-managed strata
- Three generous bedrooms, all with built-in wardrobes
- Main bathroom with two way access, separate shower, bathtub and WC
- Bedroom two with its own split system air conditioner
- Spacious lounge room with split system air conditioning
- Open-plan kitchen and dining area with gas cooktop, oven & ample bench space
- Brand-new carpets throughout for a fresh, modern feel
- Laundry with storage and external access
- Undercover rear verandah and low-maintenance yard
- Garden shed for extra storage
- Private driveway with automatic roller door and secure off-street parking
- Solid brick veneer construction

Situated in a well-connected pocket of Hendon, this home offers an ideal balance between convenience and lifestyle. Enjoy being just minutes from Westfield West Lakes, local shops, cafes, and restaurants, with quality schools and medical facilities nearby. Public transport is within easy reach, and Adelaide's stunning beaches are only a short drive away, giving you the perfect mix of everyday convenience and coastal living.

For more information, please contact Rosemary Auricchio on 0418 656 386 or Levi Proude on 0434 277 315.

#### 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

## MORE DETAILS

Property ID 4ZUNFE8  
Property Type Unit  
House Size 109 m2  
Including Toilets (1)  
Alarm  
Floorboards  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

**Rosemary Auricchio 0418 656 386**

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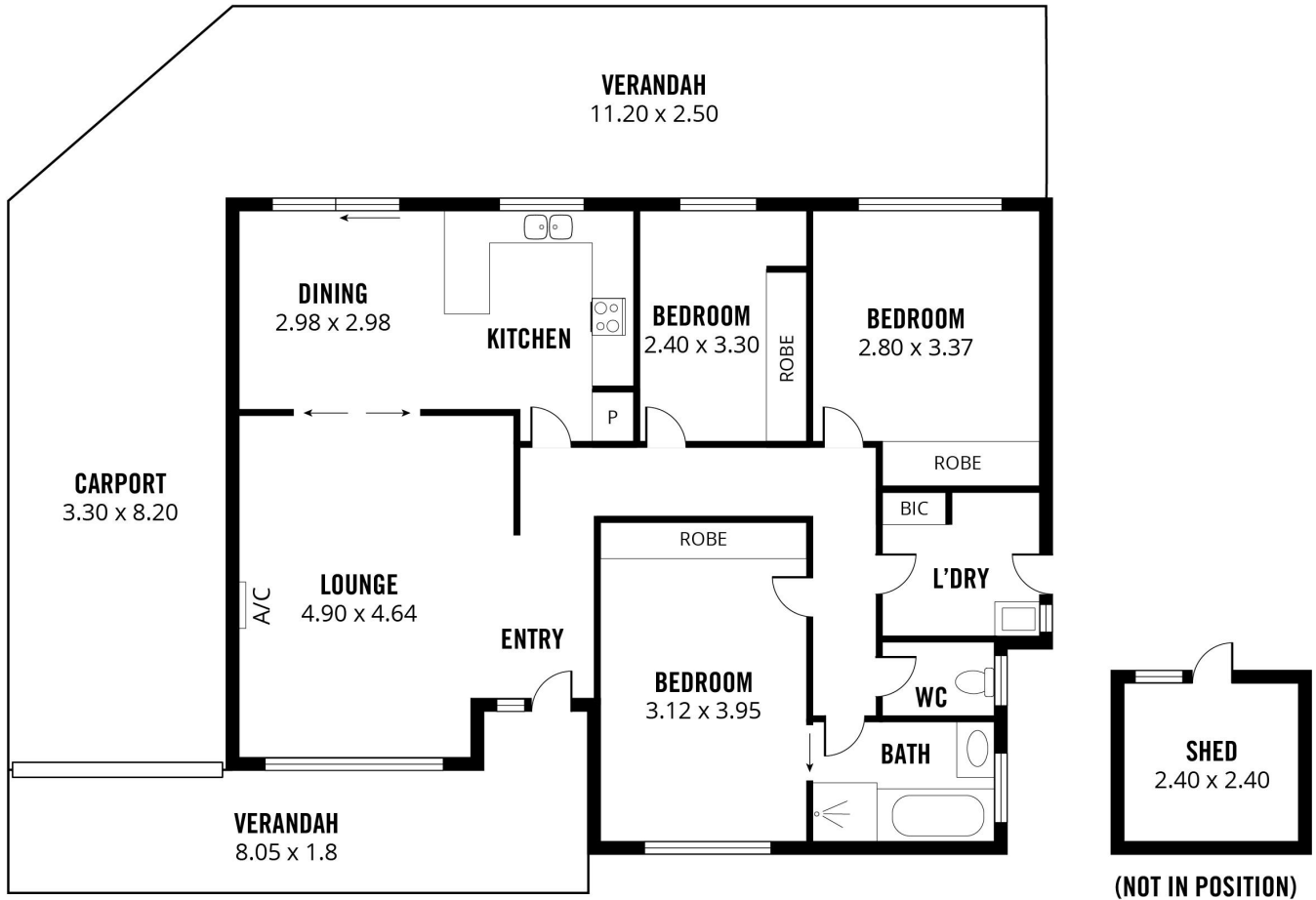
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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