



## Largs Bay, 3/3 Sawford Street

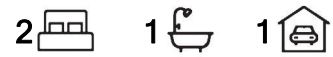
Unpack & Unwind - Stylishly Revamped with No Detail Overlooked

This exquisite two-bedroom unit offers a flawless blend of elegant renovations and contemporary comfort, nestled in the delightful coastal suburb of Largs Bay. The single level homette has been meticulously upgraded, ensuring an enviable lifestyle for potential owners.

The pride of the renovation is the heart of the home; a brand-new kitchen that boasts not only stone top benches but also brand-new appliances.

An open plan design allows the kitchen to flow seamlessly into the spacious, light-filled lounge and dining area, creating an inviting space for both relaxation and entertainment.

Outdoors, an undercover entertaining area and an enclosed courtyard offer the perfect settings for private enjoyment or hosting gatherings, adding to the allure of this impeccable



**For Sale**  
Auction

**View**  
[ljhooker.com.au/4XVPFE8](http://ljhooker.com.au/4XVPFE8)

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

**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.

home.

#### Features To Love:

- Open plan lounge, dining, and kitchen area, bathed in natural light
- Tastefully renovated kitchen equipped with stone top benches, Asko dishwasher, Bosch appliances, Series 8 Built-in oven and induction cooktop & ILVE concealed low-noise range hood
- Two generously sized bedrooms, each with ceiling fans, and the master boasting a massive built-in robe
- Elegant new bathroom with separate bath and toilet, sophisticated floor-to-ceiling tiling & VELUX skylight
- Undercover outdoor entertaining area complemented by an enclosed low maintenance courtyard designed by TG Landscapes
- LED lighting throughout, enhancing the modern appeal and energy efficiency of the home
- New laundry with above bench cupboards and wall storage
- New Godfrey Hirst textured loop pile wool carpet, made in New Zealand
- All new Stegbar aluminium windows and sliding doors throughout with custom Luxaflex Duette Shades to provide efficient insulation
- Single carport for convenient vehicle accommodation

One of the standout characteristics of this property is its prime location. It sits a mere stone's throw from Largs train station, ensuring that residents have immediate access to convenient transport links. A brief drive leads to the iconic Largs Bay Jetty, inviting residents to partake in picturesque strolls or to bask in the ocean panorama. The proximity to Port Adelaide Shopping Centre also delivers a wealth of retail and dining options, emphasizing the perfect balance between respite and recreation.

For more information about the property, 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 purchasers 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



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Beach  
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## More About this Property

<b>Property ID</b>	4XVPFE8
<b>Property Type</b>	Unit
<b>Including</b>	Courtyard Dishwasher Outdoor Entertaining Built-in-Robes

### Rosemary Auricchio 0418 656 386

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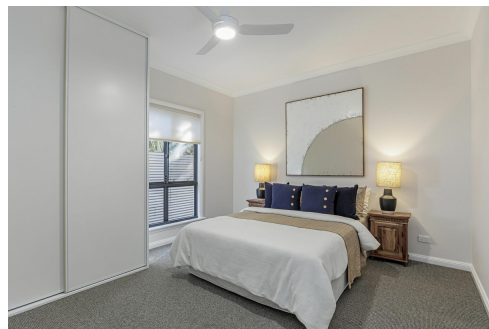
### Nick Carpinelli 0403 347 849

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

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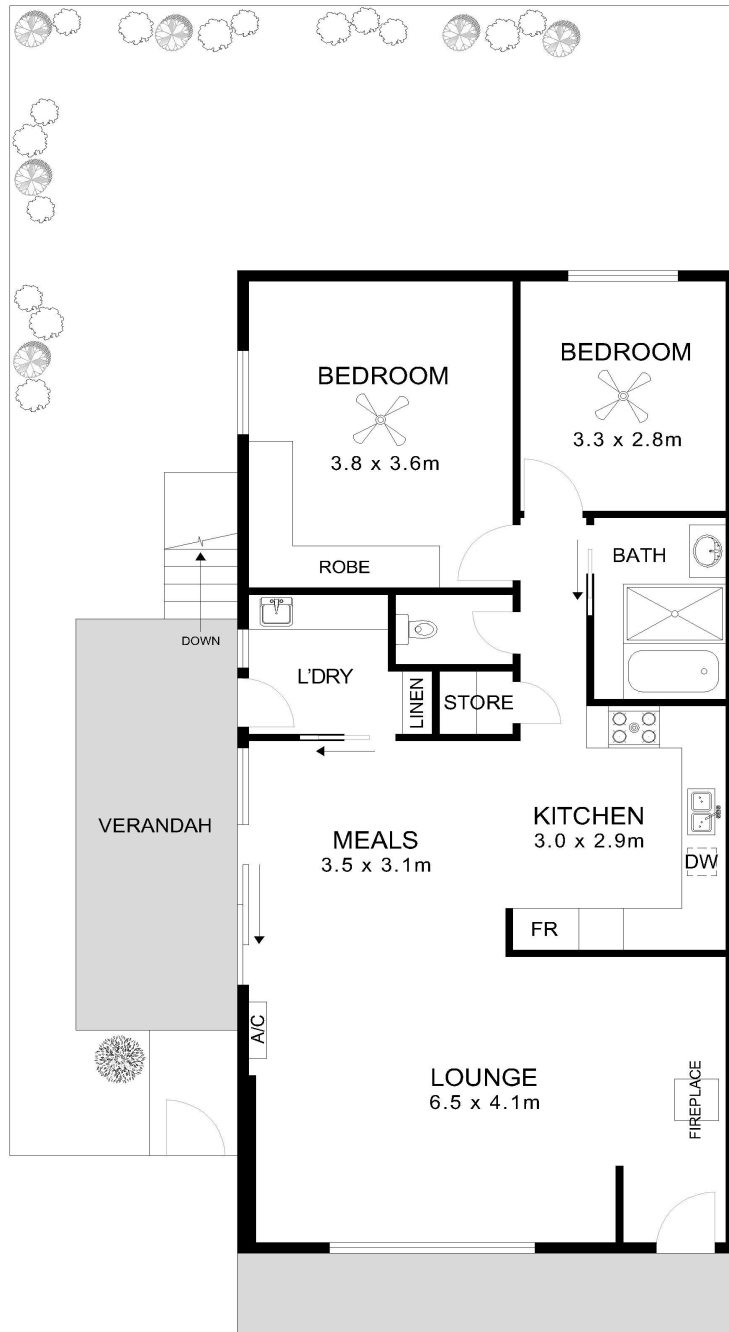
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Approx Gross
Living= 90m <sup>2</sup>
Carport = 17m <sup>2</sup>
Verandah = 13m <sup>2</sup>
Porch = 8m <sup>2</sup>
Total = 128m <sup>2</sup>

**3/3 Sawford Street Largs Bay**  
 For Illustrative purposes only. All measurements are approximate.  
 Andrew Waters Photography



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