







137 Folland Avenue, Lightsview

Your Lightsview Lifestyle Starts Here!

Built in 2013, this beautifully presented three-bedroom 'Torrens Title' home offers the perfect combination of modern comfort, low-maintenance living and proximity close to amenities. You'll love the spacious master suite located upstairs for a little more privacy and space. Complete with its own ensuite, balcony retreat and split-system air-conditioning, creating the ideal parents' escape.

The open-plan living and meals area provides a welcoming space for everyday living and entertaining amongst friends and family, complemented by a modern kitchen and a low maintenance outdoor area. Perfectly suited to first home buyers, couples, downsizers or savvy investors, this is a home that delivers on lifestyle without the upkeep!

Features Include:

- 186sqm (approx.) Torrens Title allotment
- Three bedrooms, spacious master bedroom located upstairs with built in wardrobe, ensuite, split system air-conditioning and outdoor balcony/retreat
- Bedroom two with built in wardrobe
- Open plan family and meals with access to outdoor courtyard

3 2 2

FOR SALE
$719,000 - $749,000

VIEW
Sat 7th Nov @ 4:20PM - 4:50PM

AGENTS
Shaun Roberts
0435 367 534
shaunr@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

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

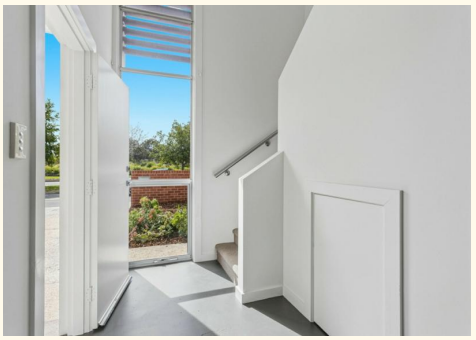
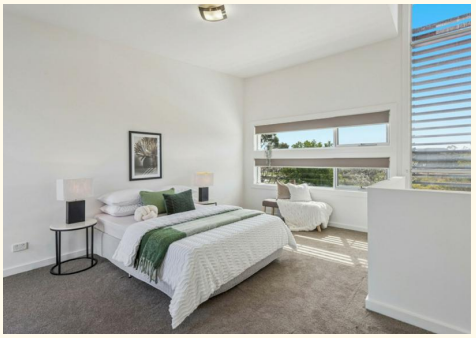
- Split system air-conditioning for year round heating and cooling
- Kitchen with gas cooktop, dishwasher, tiled splashback, and overhead cupboards
- Modern bathroom downstairs for bedroom 2 and 3
- Low maintenance outdoor entertaining
- Single automatic panel lift carport with direct access to rear courtyard
- Easy access via Folland Avenue to Hampstead Rd for city commuters, only 20 minutes to the centre of Adelaide

Enjoy the convenience of Lightsview living, with Northgate Shopping Centre just down the road for your everyday essentials. Take advantage of the beautiful lake directly across the road, perfect for weekend strolls and relaxed afternoons, while quality schooling including Cedar College is conveniently located just around the corner.

Enquire Today!

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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516



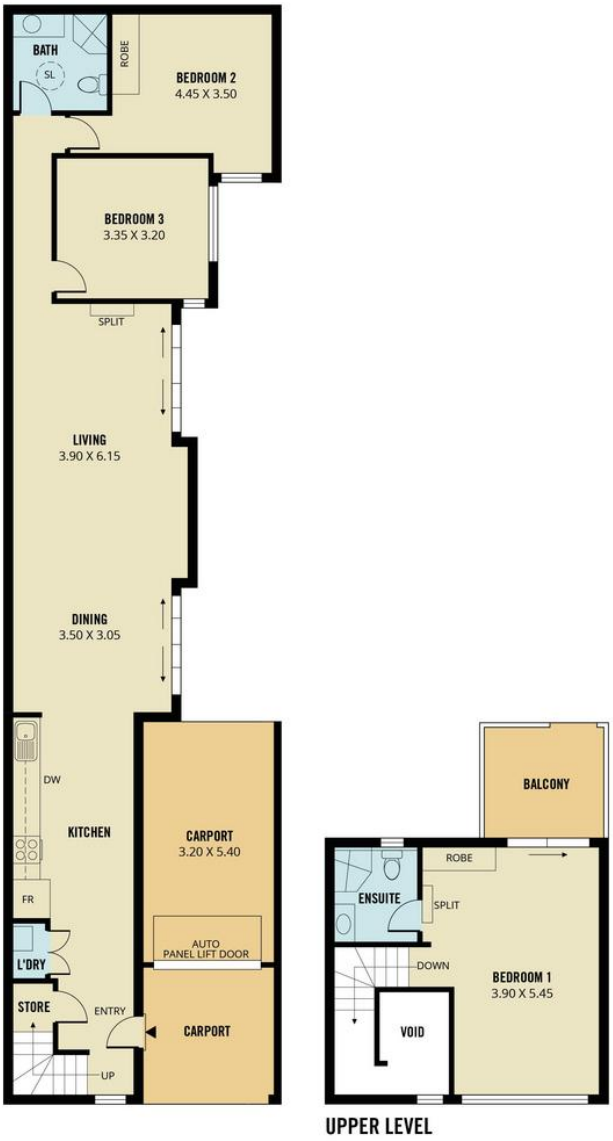

MORE DETAILS

Property ID	2DXFGJU
Property Type	House
House Size	140 m2
Land Area	186 m2
Including	Air Conditioning Courtyard Balcony Dishwasher Secure Parking Fully Fenced Remote Garage

Shaun Roberts 0435 367 534
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169m²	136m²	7m²	26m²
TOTAL	Living	Balcony	Carport

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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