

## Lockleys, 1a Counter Avenue

Boutique Charm with Timeless Elegance, an Ultimate Entertainer's Dream

Best Offers By Tuesday 17th June @ 3pm

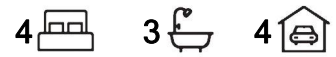
Tucked away in the leafy heart of Lockleys, where rare opportunities are few and far between, 1A Counter Avenue stands out as a true gem. From its striking custom facade to its refined interiors, this residence blends boutique charm with timeless elegance—designed for those who appreciate the details that set a home apart.

Downstairs, you're greeted by an elegant entryway that sets the tone for the home - featuring a beautifully crafted wooden staircase that draws the eye upward. To your left, a generously sized guest bedroom offers a walk-in robe and direct access to a stylish bathroom, ideal for extended family or visitors.

The heart of the home is the designer kitchen - a true entertainer's delight - with stunning



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**For Sale**  
\$1,500,000

**View**  
[ljhooker.com.au/XP2HDM](http://ljhooker.com.au/XP2HDM)

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stone benchtops, expansive storage, dual ovens and a full butler's pantry complete with a dishwasher and fridge space. This flows seamlessly into a sunlit open-plan living and dining area, centered around a sleek gas fireplace - perfect for cosy evenings or sophisticated entertaining. Just off the butler's pantry, you'll find a well-appointed laundry with external access to the side path.

Upstairs, a second lounge area offers the perfect retreat for family relaxation or a teenager's haven. The oversized master suite is nothing short of spectacular - featuring a luxury ensuite with deep soaking bath, dual vanities, a spacious walk-in robe, and a private balcony that invites morning coffee or sunset views.

Three additional bedrooms, each with walk-in wardrobes and ceiling fans, ensure everyone enjoys their own space and comfort. A beautifully appointed family bathroom with bathtub, abundant storage, and a separate WC completes the upstairs offering.

Step outside and discover an entertainer's paradise - with a custom built-in kitchen and BBQ area, complete with extractor fan and bar fridge. The paved alfresco flows toward a stunning feature wall with uplighting, framed by manicured hedging and lush lawn, creating a tranquil outdoor sanctuary.

This home is also equipped with an array of smart lifestyle features, including a 5-camera security system with three-month recording capacity, a video doorbell with intercom, and a built-in intercom system throughout. A fully integrated speaker system is installed across the home, ready to elevate your living experience. Solar panels and a Tesla battery ensure energy efficiency and provide a future-focused, sustainable lifestyle.

Every inch of this home has been crafted with lifestyle, luxury, and functionality in mind - a modern masterpiece that ticks every box. Underpinning this boutique home is the proximity to the Torrens 'Linear Park', 'Pooch Park', 'Mellor Park', the 'Kooyonga' Golf Course, excellent public and private schools.

#### Key Features

- Open plan living and meals downstairs with a gas fireplace
- Kitchen boasts dual ovens, 5 burner gas cooktop, and a spacious butlers pantry with a dishwasher
- Guest bedroom downstairs with a walk in wardrobe
- Main bathroom includes a separate powder room
- Laundry with outdoor access
- Oversized master bedroom includes a walk in wardrobe and ensuite with a deep soak bathtub
- Private balcony accessible from the master bedroom
- Two remaining bedrooms upstairs both include walk-in wardrobes
- Second lounge room upstairs
- Alfresco area includes an outdoor kitchen and built-in BBQ and bar fridge
- Well kept gardens include a stone feature wall and manicured hedging
- Double garage providing ample off-street parking
- Ceiling fans fitted to all bedrooms and the upstairs lounge room
- Ducted reverse cycle air conditioning
- Security system with cameras



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- Integrated speaker system installed throughout the home
- Solar panels plus a Tesla battery

### Specifications

Title: Torrens Title

Year built: 2017

Land size: 360sqm (approx)

Council: City of West Torrens

Council rates: \$2,133.30pa (approx)

ESL: \$205.65pa (approx)

SA Water & Sewer supply: TBC

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

## More About this Property

<b>Property ID</b>	XP2HDM
<b>Property Type</b>	House
<b>Land Area</b>	360 m2
<b>Including</b>	Air Conditioning Intercom Fire Place Built-in-Robes Close to Schools Close to Shops Close to Transport Roller Door Access Window Treatments

**Thanasi Mantopoulos 0421 188 498**

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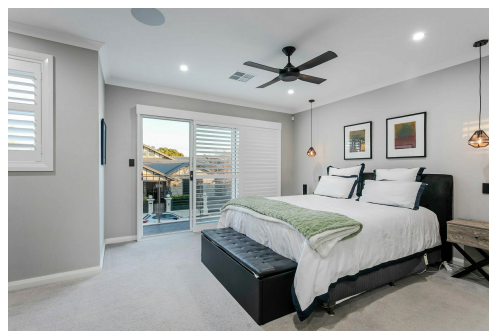
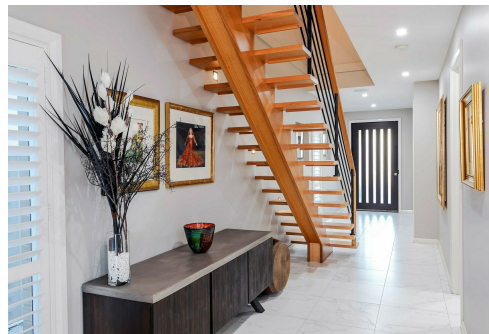
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