



## Lockleys, 4 Kellett Avenue

Architectural Custom-Built Family Home - Moments to Linear Track

Prepare to be impressed by this custom-built home, ideally situated on a tree-lined, leafy street that exudes luxury and sophistication. Every detail has been meticulously crafted to offer a statement in luxurious living, ensuring an unparalleled lifestyle experience.

From the welcoming entrance to the thoughtfully designed interiors, this home showcases exceptional craftsmanship and high-end finishes throughout. The harmonious blend of elegance and comfort creates an inviting atmosphere, perfect for both relaxation and entertaining. From the crisp architectural lines to the light-filled living zones enhanced by peaked skylights that offer an abundance of natural light and elegance, this home delivers a seamless lifestyle in one of Adelaide's most highly sought desirable western suburbs.

Features You'll Love:

\* Expansive open plan lounge, dining and kitchen with gas heating and engineered floating



**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.



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/4Z6MFE8](http://ljhooker.com.au/4Z6MFE8)

**Contact**  
**Rosemary Auricchio**  
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timber flooring

- \* Lounge room seamlessly integrates the indoor and outdoor living through glass sliding doors leading to the inviting outdoor area
- \* Peaked skylights providing natural light and a refined sense of space
- \* Gourmet chefs' kitchen with SMEG appliances throughout, stone benchtops, gas cooktop, wall oven, microwave convection oven, integrated dishwasher, plumbed fridge space and butler's pantry
- \* Separate family room/retreat with direct access to the balcony with serene, leafy outlook
- \* Main bedroom conveniently located on the lower level with picturesque view overlooking the pool, ceiling fan and direct access to the walk-in wardrobe and ensuite
- \* Designer ensuite with floor to ceiling tiling, a freestanding bath, floating double stone top vanity and pendant feature lighting
- \* Additional 3 bedrooms all with ceiling fans, bedroom 2 & 3 with mirrored built-in wardrobes
- \* 5th bedroom or optional home office
- \* Modern main family bathroom with feature floor to ceiling tiles, stone top vanity, separate bath, shower & toilet
- \* Separate guest powder room on the ground floor
- \* Outdoor private alfresco entertaining area under main roof with ceiling fan and cafes blinds for all year-round comfort and versatility
- \* Sparkling in-ground magnesium mineral pool with frameless glass fencing
- \* Enclosed rear yard
- \* Automatic double lock up garage with and direct internal access
- \* High ceilings with complemented by tall door frames enhancing the sense of space
- \* Ducted reverse-cycle air conditioning
- \* Under stair storage
- \* Security intercom system
- \* 6.6kW solar system

This is your chance to secure a property in a prime and highly sought-after suburb. Lockleys offers residents a harmonious blend of suburban tranquility and urban convenience. Walk to Kooyonga Golf Club or enjoy easy access to Adelaide Airport, public transport, and great local shops, cafes, wine bar, and restaurants within walking distance.

With reputable local schools, including Lockleys North Primary School, St Francis School, Nazareth Catholic College, and St Michael's College, providing quality education options for families.

The suburb's proximity to the River Torrens Linear Park Trail provides residents with ample opportunities for outdoor recreation, including walking and cycling along picturesque routes.

Opportunities like this are rare, act fast and don't miss your chance to secure this stunning home.

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



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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 About this Property

<b>Property ID</b>	4Z6MFE8
<b>Property Type</b>	House
<b>Land Area</b>	370 m2
<b>Including</b>	Ducted Cooling Alarm Pool Courtyard Balcony Dishwasher Built-in-Robes Secure Parking Solar Panels Liveability

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GROUND FLOOR

FIRST FLOOR



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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