



34 Woodley Avenue, Newton

## Torrens Title Modern Family Living with Balcony & Low Maintenance Lifestyle

This well designed two storey home combines space, comfort and easy care living in a convenient location. Perfect for families, first-home buyers or investors.

The ground floor features a bright open plan family and meals area flowing to the backyard - ideal for relaxing or entertaining. The modern kitchen includes stone benchtops, gas cooking, quality appliances, dishwasher and ample storage.




A secure automatic garage with internal access adds convenience. Upstairs are three spacious bedrooms. The master boasts a walk-in robe, ensuite and large private balcony. Bedrooms 2 and 3 have built-in robes and share a central bathroom.

Ducted reverse cycle air conditioning ensures year round comfort, while the low maintenance garden suits busy lifestyles.

Within walking distance to Charles Campbell College and Paradise Primary School and close to transport and shopping, this home offers a fantastic lifestyle.

Features We Love:

- 3 spacious bedrooms

3  2  2 

**FOR SALE**

Please Call

**AGENTS**

Lisa Xu

0432 235 818

[lisa.xu@ljhadelaidemetro.com.au](mailto:lisa.xu@ljhadelaidemetro.com.au)

**AGENCY**

LJ Hooker St Peters

(08) 8362 8008

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**

- Master with walk-in robe, ensuite & balcony
- Built-in robes in bedrooms 2 & 3
- 2 bathrooms & extra guest toilet
- Open plan family & meals area
- Modern kitchen with stone benchtop & gas cooktop
- Quality appliances & dishwasher
- Ducted reverse cycle air conditioning
- Solar panel system
- Automatic garage with internal access
- Water tank
- Low maintenance garden

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- \* 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 advice.

RLA 61345 RLA 282965 RLA 231015

## MORE DETAILS

Property ID	2E39FDZ
Property Type	House
Including	Ensuite

**Lisa Xu 0432 235 818**

Sales Consultant | [lisa.xu@ljhadelaidemetro.com.au](mailto:lisa.xu@ljhadelaidemetro.com.au)

**LJ Hooker St Peters (08) 8362 8008**

2a Portrush Road, PAYNEHAM SA 5070

[stpeters.ljhooker.com.au](http://stpeters.ljhooker.com.au) | [stpeters@ljhadelaidemetro.com.au](mailto:stpeters@ljhadelaidemetro.com.au)





**34 Woodley Avenue, Newton, SA 5074**

**Disclaimer:** The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.