



## Ovingham, 6/7 Devonport Terrace

### Stylish Townhouse in a Highly Convenient Location

Embrace a lifestyle of effortless living, where convenience meets sophistication, allowing you to enjoy comfort and style without compromise.

Stepping into the home on the ground floor, you're welcomed by a spacious open-plan living and dining area that seamlessly connects to the low-maintenance backyard. The well-appointed kitchen features sleek stone benchtops, ample storage, and high-quality appliances. Also on this level, the laundry includes an additional WC, internal garage access, and a handy storage space tucked beneath the stairs.

Upstairs, you'll find three generously sized bedrooms, two of which include built-in wardrobes. The larger bedroom enjoys private balcony access, offering a peaceful retreat. A central bathroom provides ample storage, complemented by a convenient linen cupboard on the landing.

3 1 1

**For Sale**  
Contact Agent

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

**Contact**  
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**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.

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**(08) 8352 7111**

The outdoor space is designed for easy upkeep, with a paved area perfect for outdoor dining and a low-maintenance lawn, making it an ideal choice for professionals or busy families. Secure off-street parking is available within the lock-up garage.

Located within the sought after Adelaide High and Adelaide Botanic High School Zones, plus North Adelaide Primary School.

Enjoy excellent connectivity with Ovingham train station just moments away, providing effortless access to the CBD. North Adelaide is within easy reach, offering fine dining, vibrant nightlife, and boutique shopping. Nearby Brompton is home to charming cafés and popular brunch spots, while Prospect Road's bustling shopping precinct adds to the area's appeal.

#### Key Features

- Open plan living and dining downstairs
- Kitchen boasting ample storage, stone benches and quality appliances
- Laundry with storage, and additional WC downstairs
- Linen cupboard storage on both levels
- Two bedroom with built-in wardrobes, third bedroom with a balcony
- Lock up garage with internal access via the laundry
- Convenient store room under the stairs
- Private courtyard with paving and lawn
- Located within the Adelaide High and Adelaide Botanic High School Zones, plus North Adelaide Primary

#### Specifications

Title: Community Titled

Year built: 2021

Council: City of Prospect

Council rates: \$1,534.00pa (approx)

ESL: \$122.40pa (approx)

SA Water & Sewer supply: \$165.55pq (approx)

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



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# More About this Property

Property ID	XCVHDM
Property Type	Townhouse
Including	Air Conditioning Built-in-Robes Carpeted

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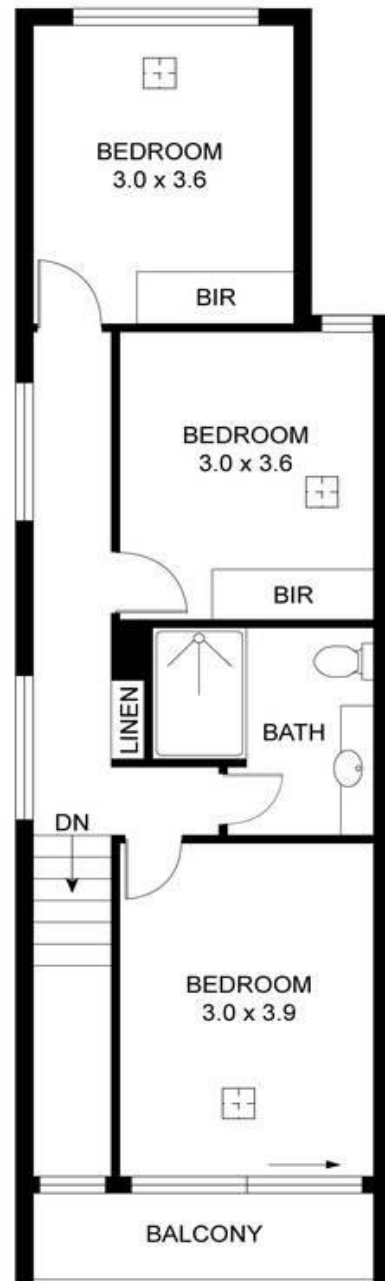


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**GROUND LEVEL**



**UPPER LEVEL**



This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.