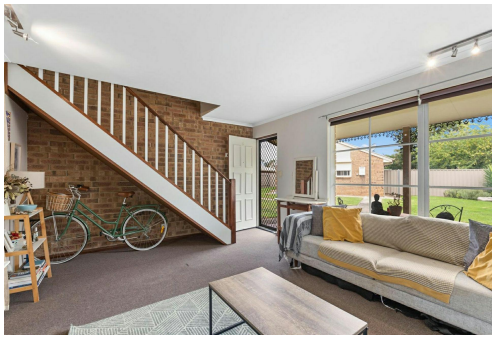






# Queenstown, 8/21 Port Road

## Sold Off Market By Rosemary Auricchio

2 1 1

Boasting a prime location on Port Road, this delightful residence strikes a perfect balance by providing easy access to the vibrations of city life while still ensuring a serene retreat close to the sea. The solid brick construction of this 2-storey abode underscores its enduring quality, making it an attractive proposition for both homeowners and investors alike.

The residence flourishes with an array of inviting features, including a capacious main bedroom complete with a walk-in robe, emphasising the thoughtful design curated for spaciousness and functionality.

The modern kitchen and meals area, with its ample storage and bench space, overlooks a private rear courtyard, creating an ideal backdrop for relaxed living or casual entertaining. The updated bathroom and two toilets, one on each floor, enhance the living experience by marrying convenience with modern aesthetics.

**For Sale**
$580,000 - $610,000

**View**
ljhooker.com.au/4Y3CFE8

**Contact**
**Rosemary Auricchio**
0418 656 386
rosemarya@ljhookerwestlakes.com.au
**Nick Carpinelli**
0403 347 849
nickc@ljhookerwestlakes.com.au

LJ Hooker

**LJ Hooker West Lakes | Henley Beach**
**(08) 8347 3666**

**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.

Key Features Include:
- A contemporary and sunlit kitchen with functional gas cooking
- Separate and spacious lounge area
- Two well-sized bedrooms, the main hosting a walk-in robe
- Updated, modern bathroom upstairs plus a convenient second WC downstairs
- Tiled laundry separate from the living areas
- Private North-facing rear courtyard
- Designated undercover carport for secure parking
- Split System Air Conditioning for year-round comfort
- Advantageous rear position within a contemporary townhouse complex
- Low maintenance grounds with communal lawned areas serviced for you

Queenstown provides a rich backdrop for residents, balancing accessibility with local tranquillity. Adjacent to a picturesque park reserve, the environment integrates swathes of lawns and established trees, enhancing the area's natural appeal. Located minutes away from West Lakes Shopping Centre and the new Cheltenham shopping precinct, residents have access to a variety of retail and dining options. Furthermore, the thoroughfare of Port Road anchors the address, with seamless connectivity to both the city and seaside, underscoring Queenstown's prime position.

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 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 purchasers 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

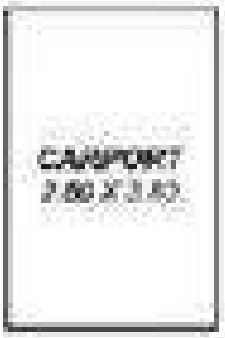
| | |
|---|---|
| **Property ID** | 4Y3CFE8 |
| **Property Type** | Townhouse |

**Rosemary Auricchio 0418 656 386**
Sales Partner | rosemarya@ljhookerwestlakes.com.au
**Nick Carpinelli 0403 347 849**
Sales Representative | nickc@ljhookerwestlakes.com.au

**LJ Hooker West Lakes | Henley Beach (08) 8347 3666**
139 Tapleys Hill Road, SEATON SA 5023
westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au



**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.







UP STAIRS




DOWN STAIRS

| Area | m² |
|---|---|
| Living | [illegible] |
| Carport | [illegible] |
| Porch | [illegible] |
| Total | [illegible] |

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

LJ Hooker

**LJ Hooker West Lakes | Henley Beach**
**(08) 8347 3666**

**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.