






6 Alexander Street, Royal Park

## Modern, Low Maintenance and Ready to Move In

This modern home is the perfect balance of low-maintenance living, well-designed spaces, and lifestyle. Offering a harmonious blend of modern living and location, it combines convenience with comfort. Ideal for investors, first home buyers, and young families, this stylish, well-presented property is a quality build in a highly sought-after central Western Suburbs location, surrounded by both new and established homes.

### Property Features:

- Torrens Title, low-maintenance home with neutral decor throughout
- Open-plan living, kitchen, and meals area filled with natural light
- Entertainer's kitchen with breakfast bar, dishwasher, stainless steel 900mm gas cooktop, oven, and a large alcove for the fridge
- Generous walk-in pantry for extra storage
- Entertaining area under the main roof, perfect for relaxation
- Master bedroom with walk-in robe and modern ensuite
- Bedrooms 2 & 3 both feature mirrored built-in robes
- Well-sized bathroom with a full bath and separate toilet for added convenience
- Laundry with linen cupboard, bench space, and direct outdoor

3  2  1 

### FOR SALE

Sold at Auction

### AGENTS

Rosemary Auricchio

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Levi Proude

0434 277 315

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### AGENCY

LJ Hooker West Lakes | Henley Beach

(08) 8347 3666

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**

access

- Automatic single garage with internal access and backyard access
- Ducted reverse-cycle air conditioning throughout
- Fully enclosed backyard with established lawns
- Roller blinds to windows for added privacy

A short drive to the western beaches of Tennyson, Grange, Henley Beach, and Semaphore, as well as the tranquil waters of West Lakes. Hendon Shopping Centre and West Lakes Shopping Centre are just a short drive away for all your shopping needs. Quality local schools include Our Lady Queen of Peace, Hendon Primary School, Seaton High School, and Faith Montessori Centre. Locally, you'll also find cafes and eateries, and within walking distance, there are multiple reserves, with West Lakes Golf Club close by for outdoor enjoyment. Bus routes to the city are also within walking distance for your convenience.

For further information, please contact Rosemary Auricchio on 0418 656 386 or Levi Proude on 0434 277 315.

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 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 DETAILS

Property ID	50D8FE8
Property Type	House
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Liveability

**Rosemary Auricchio 0418 656 386**

Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

**Levi Proude 0434 277 315**

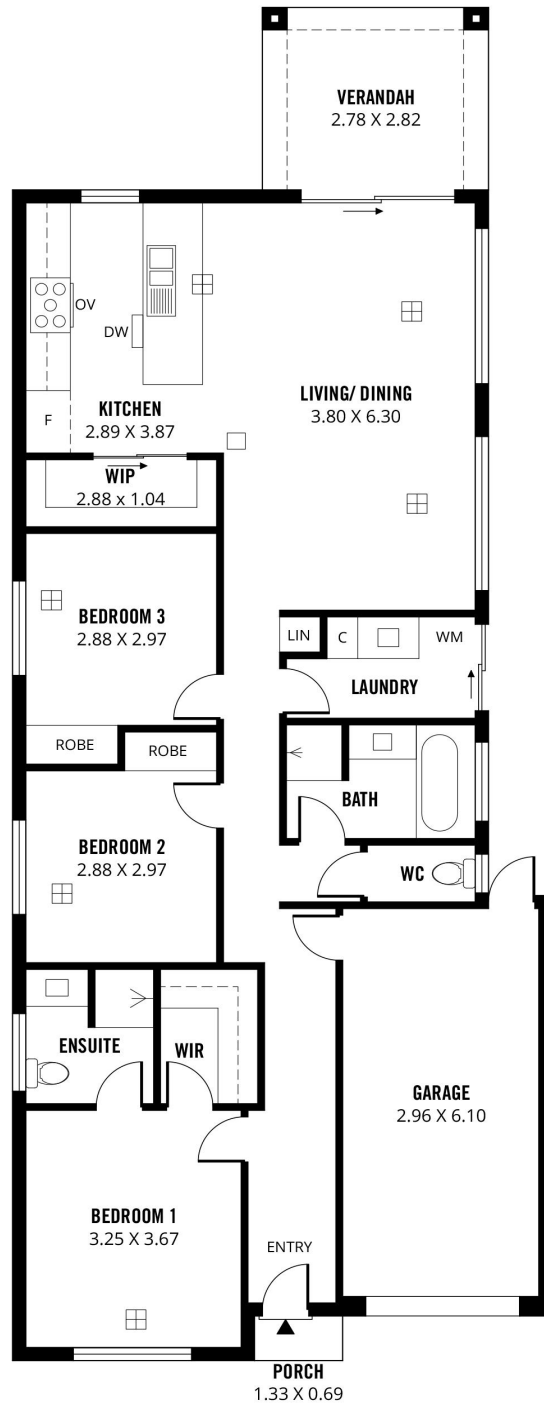
Sales Representative | [levi@ljhookerwestlakes.com.au](mailto:levi@ljhookerwestlakes.com.au)

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

139 Tapleys Hill Road, SEATON SA 5023

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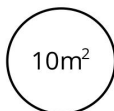




TOTAL



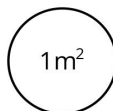
Living



Verandah



Garage



Porch



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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