




25 Southbank Blvd, Sheidow Park

## Move In, Relax & Enjoy the Lifestyle

This beautifully refreshed home offers the perfect opportunity to simply move in and start enjoying everything it has to offer. Freshly painted throughout and featuring new flooring, LED lighting, updated kitchen cabinetry, a new cooktop, rangehood and oven and modern bathroom fittings, all the hard work has already been done.

Designed for comfortable everyday living, the home comprises four generous bedrooms, an ensuite bathroom, a main bathroom complete with bathtub and an updated kitchen featuring a pantry along with ample bench and cupboard space. The spacious open plan living area flows seamlessly to a covered outdoor entertaining space, overlooking easy care gardens and a lawn area ideal for children and pets to enjoy, the home is further complimented with a Fujitsu ducted reverse cycle air conditioning system to provide year round comfort (only 2 years old).

Perfectly suited to first home buyers, downsizers or savvy investors, this low maintenance property delivers both comfort and convenience. Ideally located close to local parks, walking trails, shopping facilities, public transport and recreational reserves, it offers a lifestyle of ease and accessibility.

4  2  1 

**FOR SALE**  
\$820,000-\$860,000

**VIEW**  
Sat 27th Jun @ 11:45AM - 12:15PM

**AGENTS**  
Jarad Henry  
0418 842 701  
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Debbie Mundy  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Families will appreciate the zoning for Woodend Primary School and Seaview High School, with a selection of quality childcare centres and private schools also nearby. Positioned just minutes from Westfield Marion, Flinders Medical Centre, Flinders University, Adelaide's stunning southern coastline and some of the region's most beautiful beaches, this is a fantastic opportunity to secure a home in a highly sought-after location.

**Property Details:**

Council: City of Marion  
Council Rates: \$1689.71pa  
SA Water: \$759.92pa  
House Size: 143sqm  
Land Size: 300sqm  
Year Built: 2002

For further information please contact Jarad Henry or Debbie Mundy.

Visit [glenelgbrighton.ljhooker.com.au](http://glenelgbrighton.ljhooker.com.au) to view other LJ Hooker Glenelg | Brighton Listings.

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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.

RLA 182909

**MORE DETAILS**

Property Type	House
Land Area	300 m2

**Jarad Henry 0418 842 701**

Principal | Auctioneer | Sales Consultant |  
[jarad@ljhglenelgbrighton.com.au](mailto:jarad@ljhglenelgbrighton.com.au)

**Debbie Mundy 0401 597 482**

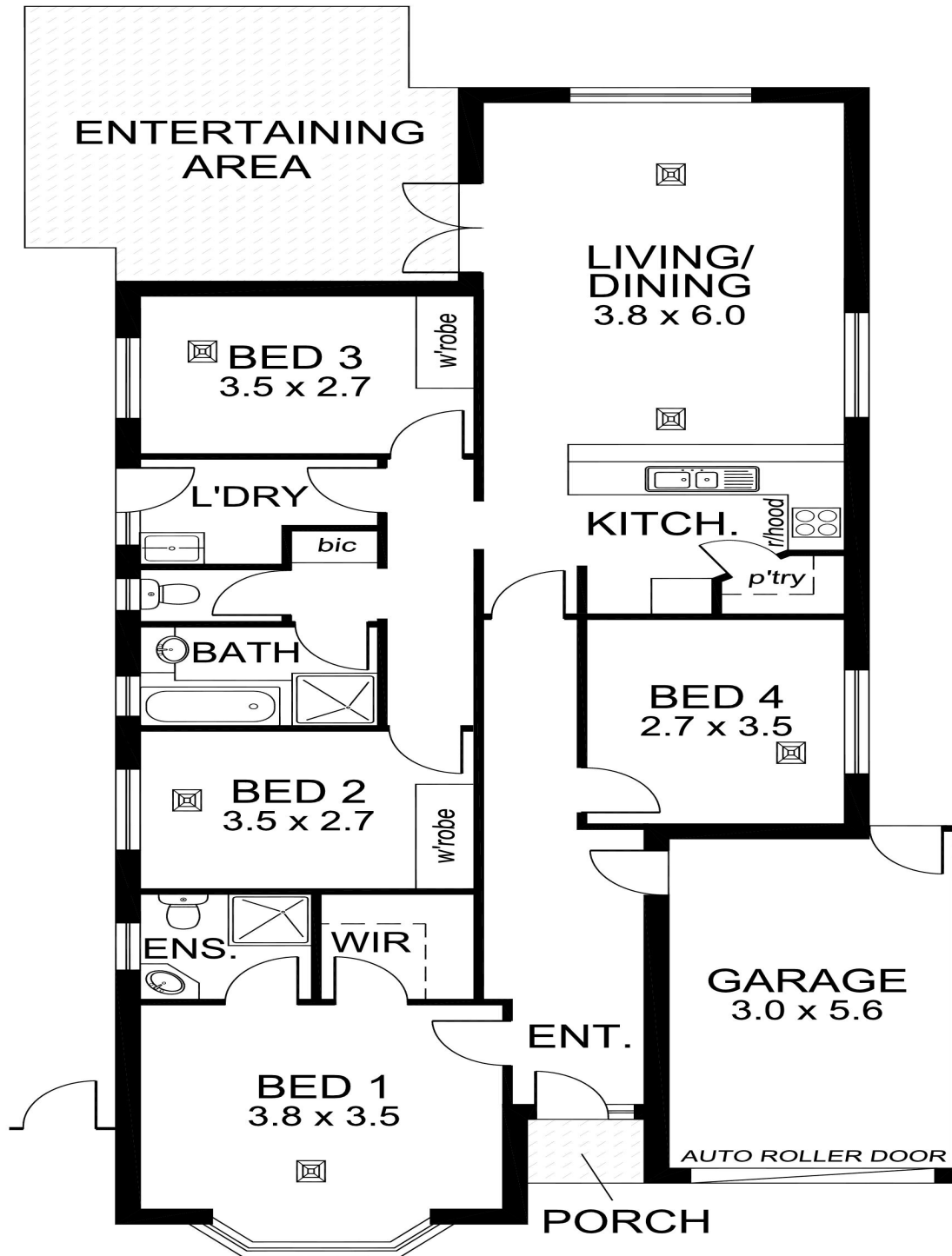
Co-Agent to Jarad Henry | [debbie@ljhglenelgbrighton.com.au](mailto:debbie@ljhglenelgbrighton.com.au)

**LJ Hooker Glenelg | Brighton (08) 8294 6000**

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TOTAL AREA:	143.22m <sup>2</sup> /15.40sqs
(Estimate only)	(incl. porch & garage)

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