






406/288 St Clair Avenue, St Clair

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## Modern Executive Living in the Heart of St Clair

Embrace effortless executive and low-maintenance living in a location that puts shops, public transport, and walking trails right at your doorstep. Ideal for first home buyers, investors, or those looking to downsize, this property offers convenience and versatility.

This well-presented apartment features a bright and open living and dining area with direct access to the balcony, complemented by a split-system air conditioner for year-round comfort. The modern kitchen provides generous bench and cupboard space, along with quality appliances.

The bedroom features a mirrored built-in wardrobe, plush carpeting, and a ceiling fan for year-round comfort. The bathroom, positioned near both the bedroom and the European laundry, includes mirrored storage for added convenience.

Additionally, the property includes a single allocated car space securely located behind roller door access.

Nestled in the heart of St Clair, this prime location is just a short walk from St Clair Village, offering weekly shopping, cafés, and all your

**FOR SALE**  
\$510,000

### AGENTS

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### AGENCY

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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**

daily essentials. Commuting is easy with direct access to the CBD via Torrens Road or Port Road, or you can leave the car at home and stroll to the nearby St Clair train station. With an abundance of parks and St Clair Wetlands nearby, it's ideal for an evening walk or meeting up with friends.

### Key Features

- Modern kitchen with plenty of bench and storage space
- Open plan living and meals area with an AC and balcony access
- Bedroom fitted with a mirrored wardrobe and cosy carpet
- Modern bathroom, plus convenient European laundry
- One allocated carpark undercover
- One allocated secure storage cart
- Close to shops, public transport and plenty walking trails and parks

### Specifications

Title: Community Title

Year built: 2016

Council: City of Charles Sturt

Council rates: \$1,379.15pa (approx)

ESL: \$113.35pa (approx)

SA Water & Sewer supply: \$176.30pq (approx)

Strata Fees: \$1,003pq (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

### MORE DETAILS

Property ID	Y1THDM
Property Type	Apartment
Including	Air Conditioning
	Intercom
	Built-in-Robes
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

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