

## St Clair, 28 Apprentice Street

Modern, Sophisticated & Perfectly Positioned



Best Offers By Tuesday 17th June @ 3pm

Whether you're looking for a move-in ready home or an investment opportunity, this home will have something to offer everyone.

This contemporary home features three generously sized bedrooms, two of which include built-in wardrobes, while the master bedroom enjoys the added luxury of a private courtyard. The family bathroom offers dual access from both the hallway and the master bedroom and includes a relaxing bathtub.

As you move through the hallway, you'll be led past a central courtyard and into the open-plan living area and kitchen. Large sliding doors create a seamless connection between the indoor living space and the outdoors, enhancing natural light and airflow.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/XP0HDM](http://ljhooker.com.au/XP0HDM)

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**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

**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.

The sleek, modern kitchen offers ample storage and bench space, complete with a breakfast bar for casual dining. High-quality appliances, including a dishwasher, are included, and the discreetly positioned laundry is cleverly tucked within the cabinetry.

A double garage at the rear of the property provides plenty of off-street parking. The front garden is low-maintenance, perfect for those looking for a fuss-free lifestyle.

You'll love the convenient location of this home-just a short walk to almost everything. St Clair Village is nearby for your weekly shopping and essentials, with Woodville Primary, High Schools, and a childcare centre all close by. St Clair train station is just up the road, and Port Adelaide, with its vibrant cafes and restaurants, is only a short drive away-perfect for weekend outings.

#### Key Features

- Three bedrooms, two with built-in wardrobes
- Master bedroom includes a private courtyard
- Family bathroom with dual access and a bathtub
- Open plan living and meals area
- Kitchen boasts quality appliances and plenty of storage and bench space
- European laundry next to kitchen
- Central courtyard ideal for entertaining
- Double garage accessible from the rear of the home
- Ducted reverse cycle air conditioning

#### Specifications

Title: Community Title

Year built: 2013

Land size:180sqm (approx.)

Council: City of Charles Sturt

Council rates: \$1321.85pa (approx.)

ESL: \$125.25pa (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

<b>Property ID</b>	XP0HDM
<b>Property Type</b>	House
<b>Land Area</b>	180 m2
<b>Including</b>	Air Conditioning Close to Schools Close to Shops Close to Transport Roller Door Access

### Thanasi Mantopoulos 0421 188 498

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

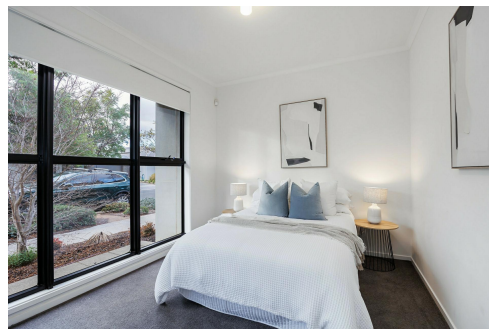
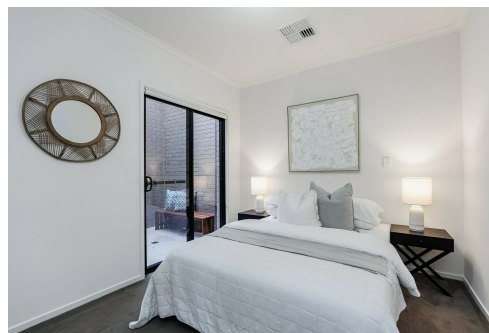
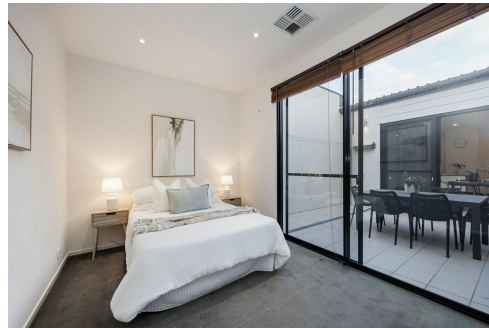
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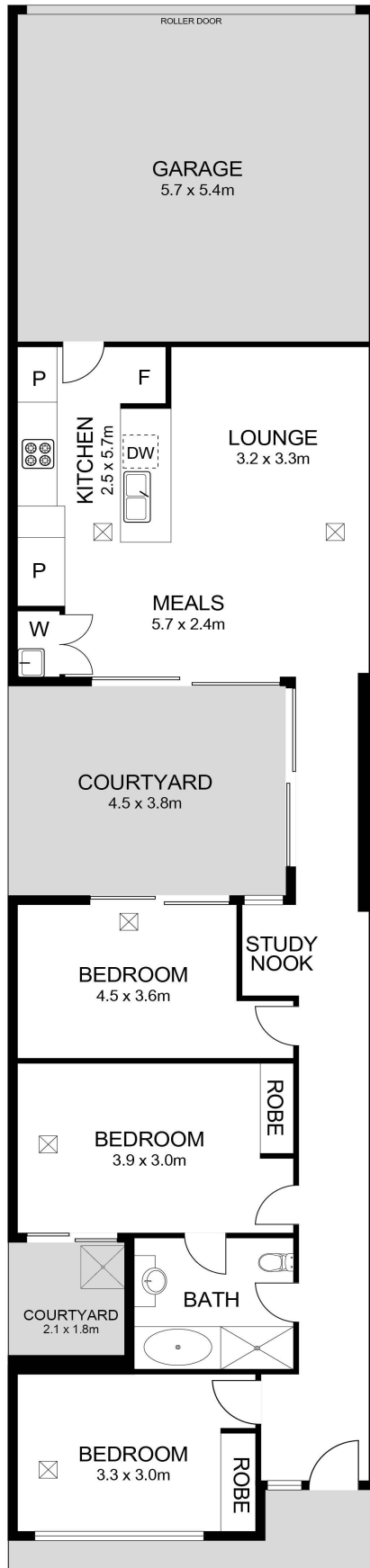
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Approx Gross
Living = 139m <sup>2</sup>
Garage = 30m <sup>2</sup>
Courtyard = 20m <sup>2</sup>
Porch = 7m <sup>2</sup>
Total = 196m <sup>2</sup>

## 28 Apprentice Street St Clair

For illustrative purposes only. All measurements are approximate.  
Andrew Waters Photography



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