

3 Castleton Street, Virginia

## The Perfect Blend of Space, Style and Functionality

Built in 2018 by the highly regarded Fairmont Homes, this beautifully presented four-bedroom residence combines modern comfort with generous proportions and a well-considered floorplan, appealing to first home buyers, growing families and investors seeking low-maintenance living.

From the moment you arrive, quality finishes and multiple living zones create a welcoming and functional space. The intelligent layout balances everyday practicality with stylish living, making it perfectly suited to modern family life and entertaining.

Key features include:

- Built in 2018 by Fairmont Homes
- Four well-proportioned bedrooms, all with ceiling fans
- Spacious master bedroom with his and hers walk-through wardrobes to private ensuite
- Bedrooms two and three fitted with built-in wardrobes
- Quality S-track sheer and block-out curtains to the master bedroom and formal lounge
- Front formal lounge/second living space with internal dual sliding doors

4 2 2

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Property Specialists  
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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.



- Timber-look flooring throughout all living areas
- Light-filled open plan kitchen, meals and family living zone
- Designer kitchen with large stone island bench seating up to six
- Abundant cupboard and bench space plus butler's pantry with second sink
- Stainless steel appliances including oversized Westinghouse gas oven, 5-burner cooktop, rangehood and Bosch dishwasher
- Fujitsu 14kW reverse cycle air conditioning for year-round comfort
- Secure double garage with panel door and convenient rear roller door access and additional off street parking for 2 vehicles.

Outside, the generous backyard provides plenty of space for kids and pets while remaining easy to maintain. Synthetic lawn and low-maintenance gardens to both the front and rear allow you to enjoy your weekends, while the alfresco area, seamlessly connected via dual sliding doors from the family room, is ideal for entertaining or relaxed outdoor living.

Conveniently located close to cafés, shops, quality schools and everyday amenities, with easy access to major transport routes and the Adelaide CBD, 3 Castleton Street, Virginia presents an outstanding opportunity offering space, style and lifestyle convenience.

All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 2CVTGJU              |
| Property Type | House                |
| House Size    | 227 m2               |
| Land Area     | 594 m2               |
| Including     | Air Conditioning     |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Fully Fenced         |

**Peter Brown 0474 027 256**

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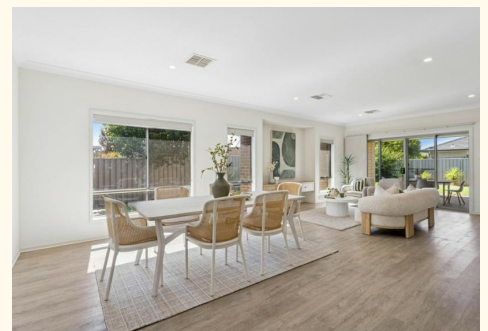
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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