



Unit 5/118-120 North East Road, Walkerville

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## A Private, Light-Filled Retreat in Prestigious Walkerville

**FOR SALE**

Please Call

**AGENTS**

Harvey Bloomfield  
0410 658 617  
harvey.bloomfield@ljhooker.com.au

**AGENCY**

LJ Hooker Prospect  
(08) 8269 4645

Nestled within the prestigious suburb of Walkerville, this charming residence offers a peaceful and private lifestyle opportunity within the beautifully maintained Andrews Close Estate. Set back from the road and framed by stunning established foliage, the estate provides a warm and welcoming first impression that continues throughout the home. The complex is proudly occupied by a harmonious mix of retired lawyers, doctors and other professionals, contributing to its quiet, well-kept and community-minded atmosphere.

Perfect as a first home, investment, down-sizer or a comfortable space for a family, this residence enjoys an exceptional location. You will be within walking distance to the Walkerville Shopping District with its cafes, restaurants and amenities, as well as picturesque parks, walking trails, sought-after schools, convenient public transport routes and only 5km from the Adelaide CBD.

Inside, the home is immaculately maintained across two generous levels and is filled with an abundance of natural light, creating a bright and uplifting atmosphere throughout.

The lower level opens via a charming entry porch, ideal for hanging coats and bags before flowing into the homes second living zone. The

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 **LJ Hooker**

centrally positioned kitchen features stone bench-tops, ample cabinetry a dishwasher and bench space. The adjacent dining and living areas connect seamlessly, enhanced by beautiful natural light and offering pleasant outlooks to the rear courtyard. Practical inclusions on this level are excellent built-in storage options, an under-stair storeroom, and a well-proportioned laundry with a separate water closet.

Accommodation is thoughtfully positioned upstairs, comprising two spacious, light-filled bedrooms, each with built-in robes. The master suite includes a delightful private balcony with north facing views, perfect for morning sun and fresh air. Both bedrooms are serviced by a well-designed three-way bathroom.

Outdoors, a generous courtyard provides a paved, covered entertaining area ideal for relaxed gatherings or low-maintenance living. Surrounding gardens offer scope for green thumbs or can remain easily maintained as-is. The extra-wide automatic single garage provides space for a full wall of storage without compromising parking, plus an additional dedicated car space in front for added convenience.

Further features include ducted reverse-cycle air-conditioning, NBN connection, and a rear garden watering system.

With its bright interiors, tranquil setting and unbeatable Walkerville location, this is an opportunity not to be missed.

Certificate of Title and Form Ones available upon request

Home Built: 1994

Strata Titled

Allotment Size: 158m<sup>2</sup>

Title: Volume 5239 Folio 629

Zoning: HDN - Housing Diversity Neighbourhood

Council: Walkerville Ph. 08 8342 7100

Council Rates: \$381.00 Per quarter

#### Disclaimer:

Every care has been taken to verify the accuracy of the information contained in this advertisement. However, neither the agent nor the vendor accepts any liability for any errors or omissions. All information provided is considered accurate at the time of publishing and is subject to change without notice. Interested parties are advised to conduct their own due diligence, including but not limited to measurements, zoning, and planning consents. Any reference to square meter measurements, boundaries, or land size is approximate and should be independently verified. RLA 287 134.

## MORE DETAILS

Property ID	3P1HRU
Property Type	House
Including	Toilets (2)

### Harvey Bloomfield 0410 658 617

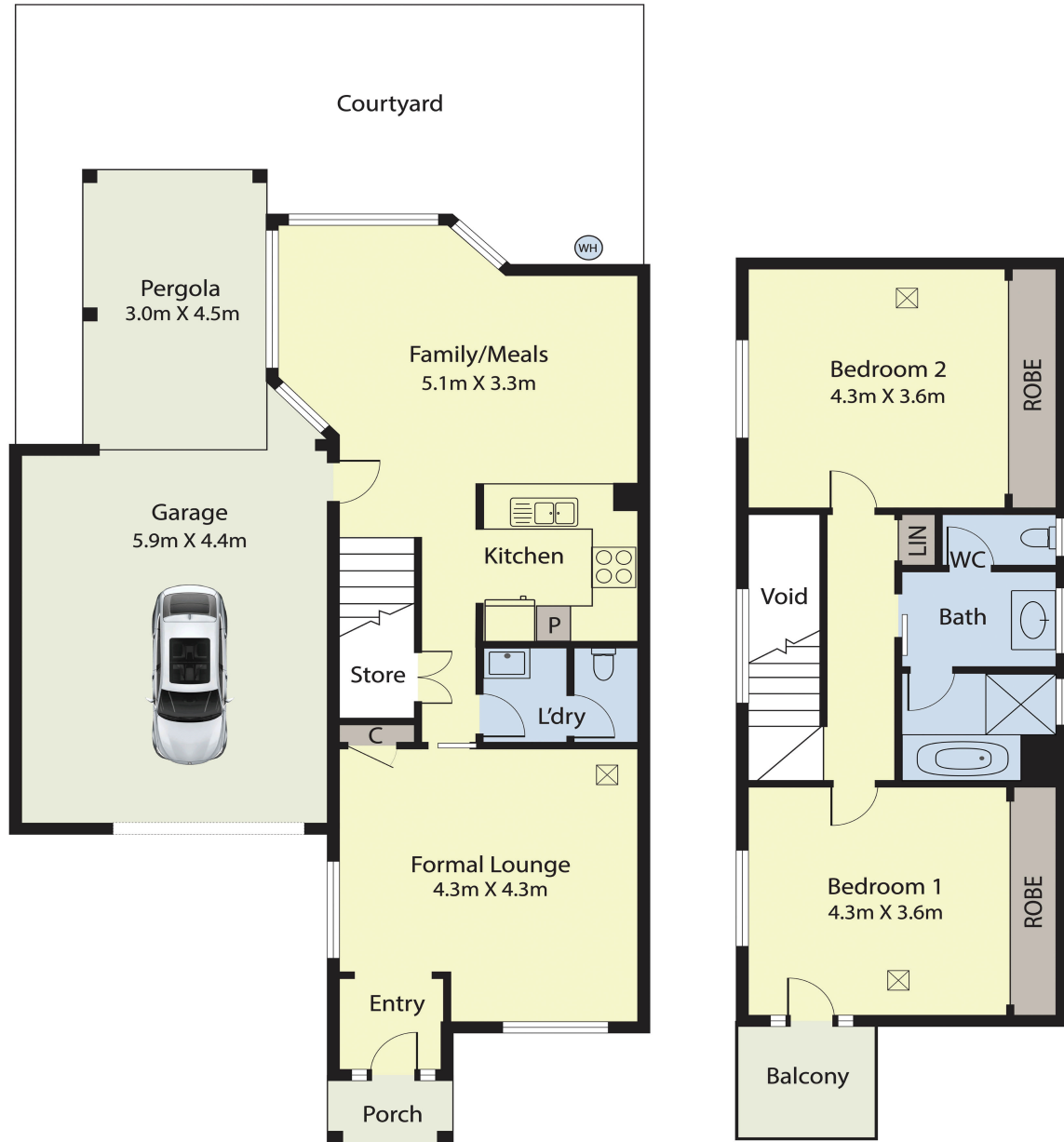
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**WALKERVILLE**



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