



1/737 Burbridge Road, West Beach

Released To The Market - 300m from the Beach

Perfectly positioned just moments from the beach, this two-bedroom home offers the ultimate in coastal living with the beach just a short stroll away. With its own private driveway, secure entrance, and enclosed yard, it's an excellent choice for couples, small families, downsizers, or investors seeking a low-maintenance property in a prime lifestyle location.

The ground floor features a spacious open-plan lounge and dining area, enhanced by natural light and comfort thanks to split system air conditioning and ceiling fans. The well-equipped kitchen includes an induction cooktop, dishwasher, double sink, and pantry, flowing seamlessly into the living space. A cleverly designed butler's pantry/laundry, additional WC, and under-stair storage provide convenience and practicality.

Upstairs, both bedrooms offer built-in wardrobes, ceiling fans, and private balconies. The main bedroom also includes a split system air conditioner, while a standout feature is the expansive terrace-style balcony. The bathroom is modern in style and fully tiled, offering a clean and contemporary space.

2 1 2

FOR SALE
Under Contract

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

Outdoors, the property shines with its enclosed yard and secure off-street parking for two vehicles in the private driveway and carport. A low maintenance garden and garden shed keep upkeep simple, and there is handy attic storage for those extras you do not need every day.

Key Features:

- Two bedrooms with built-in robes, ceiling fans, & balconies
- Expansive upstairs terrace balcony to main bedroom
- Fully tiled bathroom with separate shower & additional WC downstairs
- Kitchen with induction cooktop, dishwasher, double sink, pantry
- Butler's pantry/laundry with storage space
- Split system air conditioners to lounge & main bedroom
- Ceiling fans to lounge, kitchen, & both bedrooms
- Attic & under-stair storage
- Enclosed yard with low-maintenance garden & garden shed
- Private driveway with secure off-street parking for two vehicles

Located in the heart of West Beach, this property is all about lifestyle. Just a short stroll to the sandy shoreline, you'll also enjoy the convenience of nearby cafés, restaurants, and the popular West Beach Surf Club. Families will love the close proximity to local parks, playgrounds, and reserves, while Harbour Town is only minutes away for shopping, dining, and entertainment. Quality schools, public transport links, Adelaide Airport, and the vibrant Glenelg precinct are all easily accessible, making this home perfectly positioned for both relaxation and convenience. Here, every day feels like a holiday.

For more information, please contact Rosemary Auricchio on 0418 656 386 or Levi Proude on 0434 277 315.

Disclaimer:

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. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

MORE DETAILS

Property ID 4ZV4FE8
Property Type Townhouse
House Size 131 m2
Including Air Conditioning
Toilets (2)
Alarm
Courtyard
Balcony
Dishwasher
Built-in-Robes
Secure Parking
Fully Fenced
Liveability

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