







11/723 Burbridge Road, West Beach

Affordable Coastal Living Just 450m from the Beach

2 1 1

Offering the perfect low-maintenance lifestyle in the sought-after West Beach area, just a short walk to the beach, cafes, and the boardwalk. This home is all about lifestyle, combining coastal convenience with easy living. Ideal for first homebuyers, downsizers, or investors, this property offers a fantastic opportunity in a prime location.

Property Features:

- Open-plan living and dining area filled with natural light
- Modern kitchen with stainless steel gas cooktop and oven, dishwasher and ample bench space
- 2 good sized bedrooms, main bedroom with fan and built in wardrobe
- Balcony with Verandah to enjoy sunny days
- Spacious bathroom with room to add a washing machine
- Designated carport for 1 car
- Split system air conditioning
- Floating floorboards throughout

Perfectly located for those that desire a lifestyle of food, shopping and relaxation. Situated in the middle of Henley Beach and Glenelg, the two most popular seaside locales. Offering numerous food options from takeaway, pubs and restaurants. Schools in the area include

FOR SALE
Contact Agent

VIEW
By Appointment

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

Henley High School (zoned), West Beach Kindergarten, West Beach Primary School, Lockleys Primary School and more. With a local bus stop there is a direct line to the CBD.

For further information, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

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

Please note some images have been digitally enhanced or virtually staged for illustration.

MORE DETAILS

Property ID	50D4FE8
Property Type	Unit
Including	Air Conditioning
	Toilets (1)
	Balcony
	Dishwasher
	Floorboards
	Built-in-Robes
	Liveability











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72m²	51m²	09m²	12m²
TOTAL	Living	Porch	Carport

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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