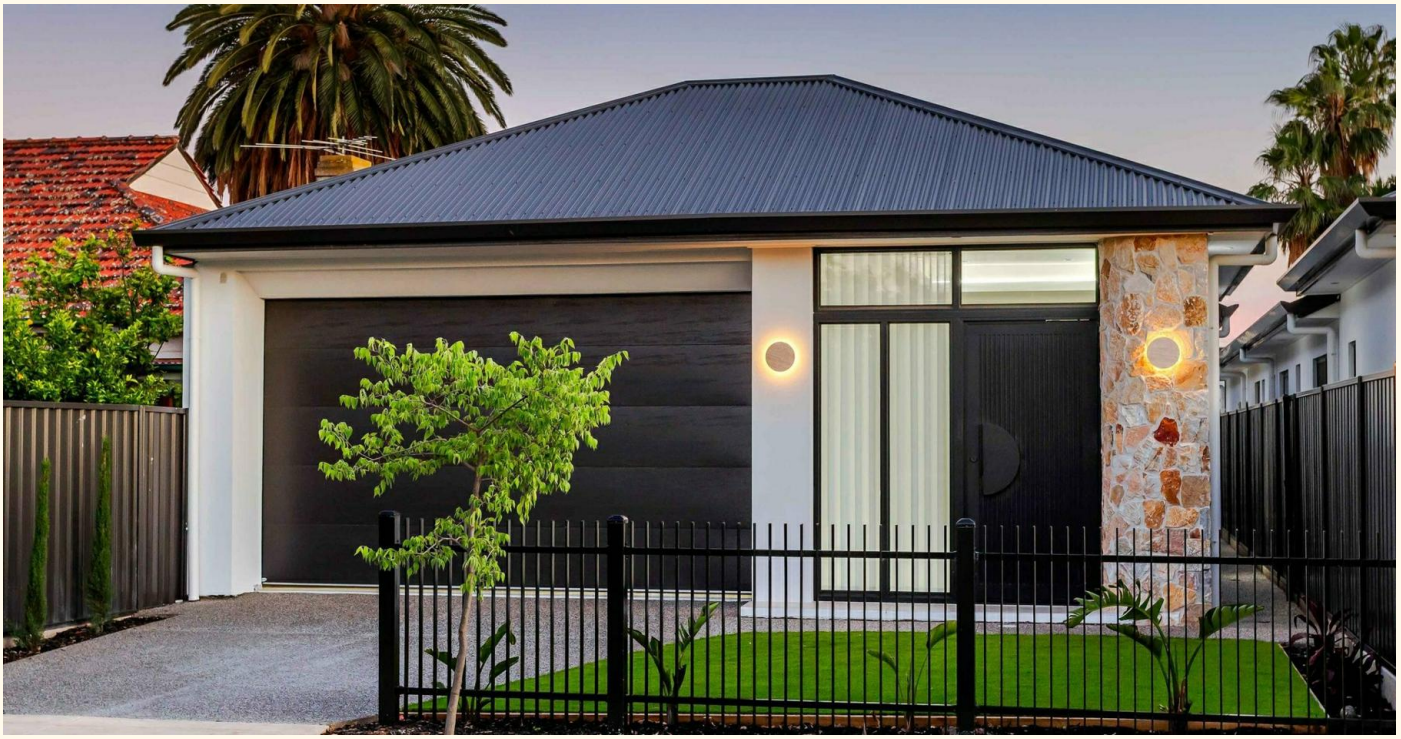
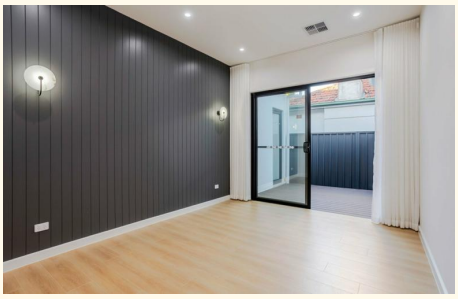








1A Britton Street, West Richmond

Brand-New Luxury Family Residence with Designer Finishes & Exceptional Entertaining

First Home Owners Grant* & Stamp Duty Relief is available, please refer to the Revenue SA website for eligibility criteria and further information.

Showcasing contemporary design, premium finishes and exceptional attention to detail, this brand-new residence delivers a sophisticated family lifestyle in the sought-after suburb of West Richmond. Offering four generous bedrooms, three versatile living zones and outstanding indoor-outdoor entertaining, this beautifully appointed home combines luxury, functionality and effortless modern living.

Designed with family comfort and flexibility in mind, the residence reveals an impressive floorplan complemented by quality craftsmanship and selected finishes throughout. Floating floors, elegant feature panelling, sheer curtains and refined architectural details create a sophisticated yet welcoming atmosphere.

4 2 3

FOR SALE
$1.165M - $1.245M

VIEW
Sat 14th Nov @ 9:15AM - 9:40AM

AGENTS

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We cannot guarantee or give any warranty about the information provided.
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LJ Hooker

At the heart of the home, the designer kitchen makes a statement with its sleek matte black cabinetry, waterfall stone benchtops and an impressive suite of appliances. Featuring a gas cooktop, electric oven, integrated coffee machine and built-in microwave, the kitchen is enhanced by a well-appointed butler's pantry complete with dishwasher, providing exceptional functionality while keeping the main entertaining space beautifully presented.

The expansive open-plan living and dining area forms the centrepiece of the home, offering an inviting space for everyday family living and entertaining. A feature gas fireplace and built-in brick wine rack introduce character and sophistication, while bifold doors create a seamless connection to the outdoor entertaining area.

Accommodation is impressive, comprising four generously proportioned bedrooms thoughtfully positioned to provide privacy and comfort. The luxurious master suite offers a private sanctuary, complete with a walk-in robe, beautifully appointed fully tiled ensuite and exclusive access to its own decked courtyard. The remaining three bedrooms feature built-in robes and are serviced by a stylish three-way bathroom, showcasing elegant finishes and a statement fluted freestanding bathtub.

Adding another dimension to the home's appeal are three distinct living zones, providing outstanding versatility for growing families. A separate front lounge offers a peaceful retreat, while a central living area presents the ideal space for a children's playroom, home office or additional family lounge. The expansive rear living and dining area completes this considered floorplan.

Designed for entertaining, the impressive north-facing alfresco is a true extension of the home's interior. Complete with a built-in BBQ kitchen, overhead heat strips and ceiling fan, this outdoor space provides the perfect setting for year-round gatherings with family and friends.

Further enhancing the home's appeal is secure double garaging with epoxy flooring and internal access, ducted reverse-cycle air conditioning, stone benchtops throughout and an extensive selection of quality appointments that reflect the care and attention invested in this residence.

The location is appealing. Positioned in the popular suburb of West Richmond, the home offers outstanding convenience between Adelaide's CBD and western coastline. Enjoy easy access to local cafés, restaurants, shopping precincts and public transport, with Adelaide Airport and Harbour Town also just a short drive away.

Families will appreciate the proximity to a selection of quality educational facilities, including Cowandilla Primary School, Plympton International College, Tenison Woods Catholic School, Emmaus Christian College and St John Bosco School.

Combining architectural sophistication, luxurious appointments and an outstanding family-friendly floorplan, 1A Britton Street presents a remarkable opportunity to enjoy contemporary living at its finest.

Key Features

- Brand-new luxury residence with premium designer finishes
- Four generous bedrooms, master with walk-in robe, ensuite and private courtyard
- Built-in robes to bedrooms two, three and four
- Three versatile living zones offering exceptional family flexibility
- Designer kitchen with waterfall stone benchtops and matte black cabinetry

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- Premium appliances including integrated coffee machine and built-in microwave
- Butler's pantry with dishwasher and additional storage
- Expansive open-plan living with feature gas fireplace and built-in wine rack
- Luxurious fully tiled bathrooms with freestanding bathtub to main
- North-facing alfresco with built-in BBQ kitchen, heat strips and ceiling fan
- Floating floors, feature panelling and elegant sheer curtains
- Ducted reverse-cycle air conditioning
- Secure double garage with epoxy flooring and internal access
- Convenient access to Adelaide CBD, airport and western beaches
- Zoned for Cowandilla Primary School and Plympton International College

Specifications

Year Built: 2025
Land Size: 423 sqm (approx.)
Council: City of West Torrens
Council Rates: $2,314.35 p.a. (approx.)
Emergency Services Levy: $137.20 p.a. (approx.)
SA Water & Sewerage: $191.85 p.q. (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

MORE DETAILS

Property ID	YSGHDM
Property Type	House
Land Area	423 m2
Including	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Roller Door Access
	Window Treatments







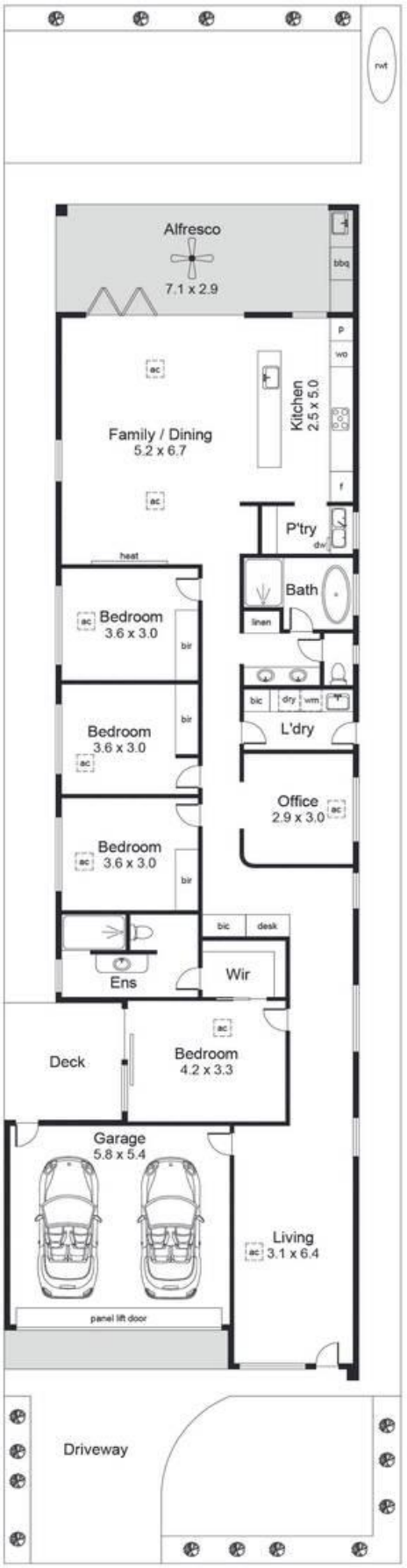




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Area (Estimate only)	
Living	181.1 m2
Garage	31.1 m2
Alfresco	29.3 m2
Deck	9.8 m2
Total	**251.3 m2**

For illustrative purposes only.
All measurements are approximate

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