



Woodville Gardens, 12/14 First Avenue

Charming Unit in a Prime Location



Nestled in a well-maintained group of units, this inviting two-bedroom property offers effortless comfort and practicality. Positioned on the upper level of a character-filled multi-storey building, the home is ideal for first-time buyers, investors, or downsizers seeking a low-maintenance lifestyle in a prime location.

Step into a light-filled living area, where modern design meets functionality. Warm wooden Venetian blinds and neutral tones provide a welcoming ambience, while the practical layout ensures comfort and convenience throughout.

Key Features:

- Two bedrooms with built-in robes and ceiling fans
- Modern kitchen with stainless steel appliances, gas cooktop, dishwasher, and ample storage
- Open plan living and dining area



Disclaimer: 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.

For Sale
Contact Agent

View
ljhooker.com.au/4YN0FE8

Contact
Rosemary Auricchio
0418 656 386
rosemarya@ljhookerwestlakes.com.au

Nick Keep
0434 277 315
nickk@ljhookerwestlakes.com.au

LJ Hooker West Lakes | Henley Beach
(08) 8347 3666

- Split-system reverse-cycle air-conditioning unit
- Updated bathroom with space for laundry facilities
- Designated car park

Situated in the thriving suburb of Woodville Gardens, this property offers easy access to local amenities. Just moments from Arndale Shopping Centre, public transport links, schools, and an array of dining options, the convenience of this address is second to none. Enjoy the lush parks and green spaces nearby or take a short drive to Adelaide's vibrant CBD.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Keep 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 purchasers 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 About this Property

Property ID	4YN0FE8
Property Type	Unit
House Size	73 m ²
Including	Air Conditioning Dishwasher Built-in-Robes Secure Parking

Rosemary Auricchio 0418 656 386

Sales Partner | rosemarya@ljhookerwestlakes.com.au

Nick Keep 0434 277 315

Sales Associate to Rosemary Auricchio | nickk@ljhookerwestlakes.com.au

LJ Hooker West Lakes | Henley Beach (08) 8347 3666

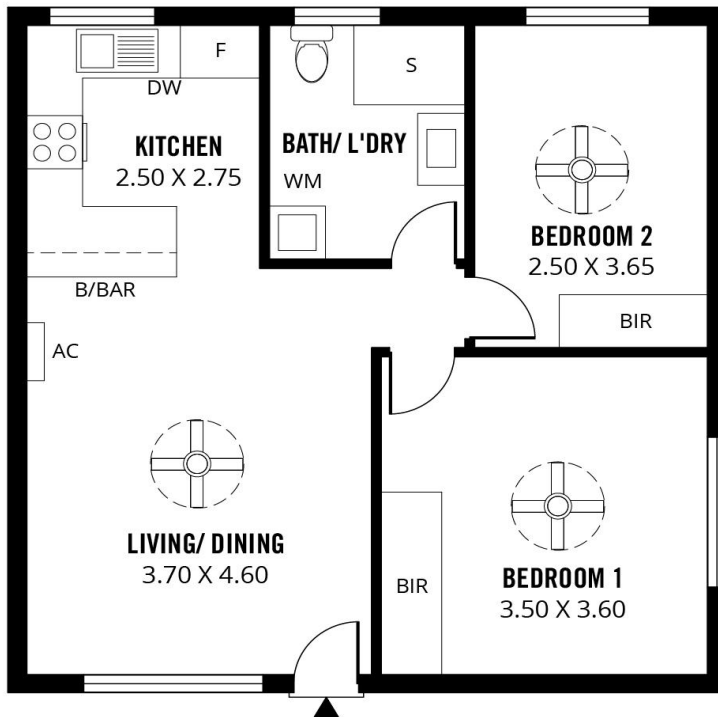
139 Tapleys Hill Road, SEATON SA 5023

westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au

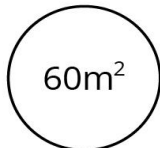


Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker West Lakes | Henley Beach
(08) 8347 3666**



TOTAL



Living



Carpark



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. Produced by **The Fotobase Group**



LJ Hooker West Lakes | Henley Beach
(08) 8347 3666

Disclaimer: 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.