






RES 10/48 Trimmer Parade, Woodville West

3  2  2 

Light-Filled Townhouse Offering Convenience and Comfort

This stylish townhouse delivers the ultimate lock-up-and-leave lifestyle, ideal for busy families or professionals. Centrally located near cafés and shopping centres, it offers everyday convenience at your doorstep.

The ground floor showcases a light-filled open-plan living and dining area, with large windows and a well-appointed kitchen featuring stone benchtops, breakfast bar, gas cooktop, dishwasher, and generous storage. A laundry and guest powder room complete the lower level.

Upstairs, all three bedrooms are generously sized with ceiling fans. The master includes a walk-in wardrobe and ensuite, while the remaining bedrooms feature built-ins and share a family bathroom with bathtub. Additional storage is located on the landing.

Outdoors, enjoy a shaded entertaining area and low-maintenance artificial lawn, perfect for relaxed weekends. A drive-through carport and secure garage provide ample off-street parking.

This location combines convenience and lifestyle, with cafés, eateries, and services all within walking distance. Residents have easy access

FOR SALE
Contact Agent

AGENTS

Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Dragan Pancic
0421 977 361
dragan@ljhooker.me

AGENCY

LJ Hooker Mile End | Woodville
(08) 8352 7111

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**

to Westside Findon Shopping Centre and nearby Armada Arndale for more retail and dining. The suburb is well-connected, close to The Queen Elizabeth Hospital, and serviced by Seaton Park train station and multiple bus routes, making travel around Adelaide simple and efficient.

Key Features

- Open plan living and meals area
- Kitchen boasts ample bench and storage space, gas cooktop and dishwasher
- Laundry and guest powder room conveniently downstairs
- Three bedrooms upstairs, all with ceiling fans
- Master bedroom is equipped with a walk in wardrobe and ensuite, plus a private balcony
- Bedrooms 2 and 3 have built-in wardrobes
- Family bathroom includes a bathtub
- Back yard with artificial lawn, covered with a shade sail, ideal for entertaining
- Off-street parking includes a carport plus a secure garage

Specifications

Title: Community Title

Year built: 2017

Council: City of Charles Sturt

Council rates: \$1,389.70pa (approx)

ESL: \$136.24pa (approx)

SA Water & Sewer supply: \$176.70pq (approx)

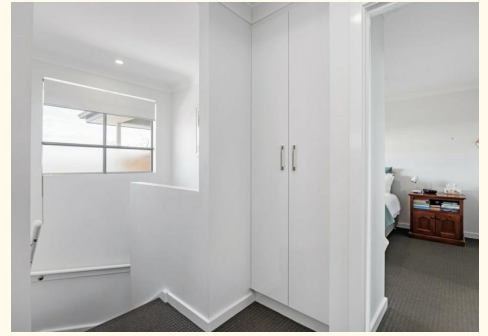
All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the 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 Y2HHDM
Property Type Townhouse
Including Ensuite
Air Conditioning
Close to Schools
Close to Shops
Close to Transport
Roller Door Access
Window Treatments

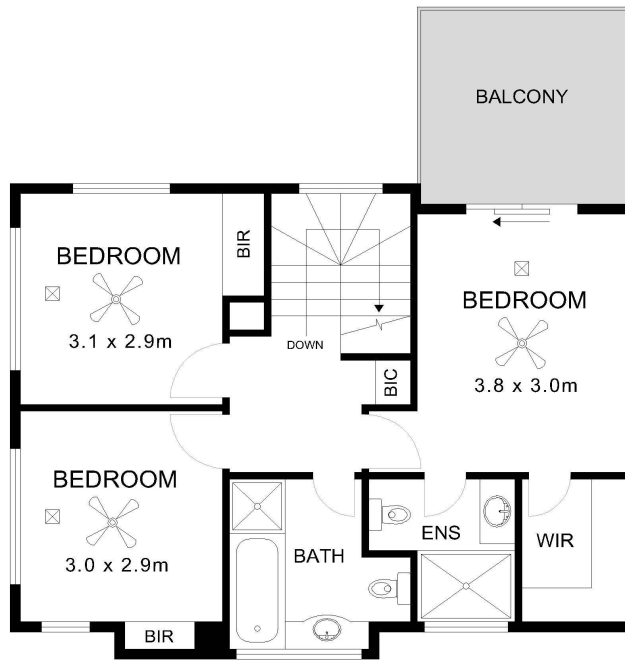
Thanasi Mantopoulos 0421 188 498
Sales Executive | thanasi@ljhooker.me
Dragan Pancic 0421 977 361
Sales Executive | dragan@ljhooker.me

LJ Hooker Mile End | Woodville (08) 8352 7111
206A Henley Beach Road, TORRENSVILLE SA 5031
mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au

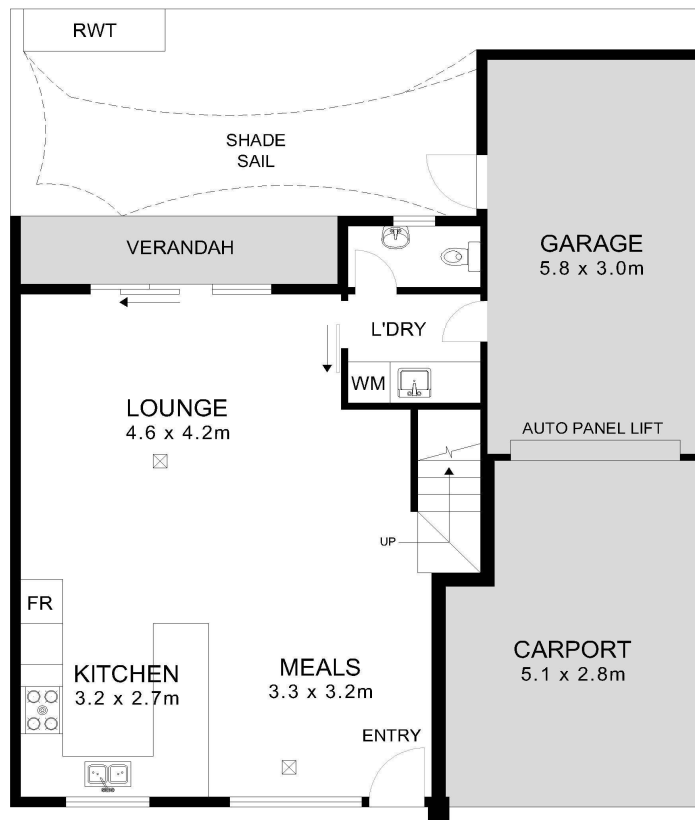


All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Approx Gross
 Ground Floor = 48m²
 First Floor = 55m²
 Garage = 17m²
 Carport = 17m²
 Balcony = 9m²
 Verandah = 5m²
 Total = 151m²



FIRST FLOOR



GROUND FLOOR

10/48 Trimmer Parade Woodville West

For illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography