

FOR SALE

TOP QUALITY FITOUT, THE BEST OF ITS TYPE, 3 BEDROOMS, 2 BATHROOMS, 2 LIVING AREAS, 2 CAR!!!

This superbly appointed, near new home is situated at the rear of this small modern group, where it is nice and quiet, and ideally located between the city and Glenelg, and just a 1 minute walk to The Bay Tram - Stop 11.

It consists of 3 bedrooms (all with built-in robes), downstairs main bedroom, 2 bathrooms (inc en-suite to main), 3rd toilet, fabulous open-plan living/dining/kitchen plus an upstairs family room.

The exterior features a lock-up carport, and extra private parking space and lovely patio and garden area. The patio features an extendable/retractable awning that provides protection in summer and also, with the valuable north facing rear aspect, it also retracts to allow the sun to stream inside during winter.

Lindsay Street is a very desirable and convenient location. Here you have the tram at your doorstep, and also the walkway/bikeway, providing a number of ways to get to the city or beach. The bus and shops are also nearby. It's just minutes to everything!

Nothing to do - just move in and enjoy!

Some of the fine features:

- 'Markilux' German made retractable awning
- Plantation shutters
- 'Canadian Solar' solar panels
- 'Fronius' solar inverter
- 'Luxaflex Duette' shades
- 'Hangzen' picture rail system

RLA 269823

3 BED | 2 BATH | 1 CAR

PRICE:

\$595,000 - \$620,000

OPEN FOR INSPECTION:

N/A



Simon Tait
0419853945

simon@taitre.com.au

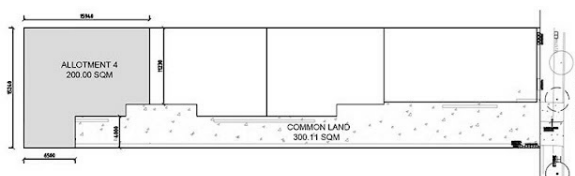
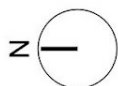
RLA: 269823



FLOOR PLAN - GROUND LEVEL
1:100



FLOOR PLAN - UPPER LEVEL
1:100



AREAS - ALLOTMENT 4:

L. LIVING	86.40
U. LIVING	61.30
CARPORT	18.30
TOTAL	166.00

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.