

**11 Arden Avenue, Lockleys, SA 5032**

**NOAKES  
NICKOLAS**

**Sold House**

Monday, 22 April 2024

11 Arden Avenue, Lockleys, SA 5032

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 231 m2**

**Type: House**



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**\$1,210,000**

This newly completed spacious family home on Arden Avenue offers the opportunity to secure an enviable coastal location for all the summers to come in Lockleys. You'll enjoy commanding street presence facing north onto Arden as well as a generous 231m<sup>2</sup> (approx.) of total living. Boasting four bedrooms, two living spaces and an Alfresco, appreciate the practicality of a ground floor main bedroom, with three further bedrooms and the retreat located upstairs. Two further bedrooms are fitted with built-in robes and share use of the fully-tiled main bathroom, complete with a large bath, while the third upstairs bedroom functions as another optional main bedroom and includes a walk-in robe and ensuite. Open plan living begins with a spacious family room and flows around to the kitchen, where the action centres around a stone-topped island bar. Enjoy quality stainless steel appliances, plenty of storage, and a butler's pantry behind the scenes for additional practicality. Spacious, beautifully appointed and brand new, this sparkling executive residence is ready to provide you a luxurious home base a skip from Adelaide's best beaches in Lockleys. There's so much to enjoy along Henley Beach Road, walking distance to Chicco Palms, Third Time Lucky, Joe's Pizza Bar and Brunch on Henley. You're close to Kooyonga Golf Club, Adelaide Airport and Henley Beach, offering you every opportunity choose a fulfilling outdoor lifestyle. More features to love:- Ground floor main bedroom suite- Reverse cycle ducted A/C throughout plus feature fireplace- Double garage with panel lift doors and further off-street parking- 3m ceiling height to lower level- Low maintenance landscaping- Zoned to Underdale High, zoned and walking distance to Lockleys North Primary and within the catchment area for Lockleys Children's Centre- Easy access to public transport along Rowells Road- Just 3.7km to Henley Beach and 4.7km to the Adelaide CBD Year Built: 2024 Title: Torrens Council: City of West Torrens Council Rates: TBASA Water: TBAES Levy: TBA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.