

**2&3/216 Findon Road, Findon, SA, 5023**



**House For Sale**

Tuesday, 1 October 2024

2&3/216 Findon Road, Findon, SA, 5023

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Double Delight: 2 Brand New Townhomes In Family-Friendly Findon

Strolling distance from lively shopping hubs, schools, sensational community recreation facilities and get-around-town bus stops, these side-by-side all-new 2-storey townhomes, each with a secure double garage, boast one of the most walkable locations west of the city!

Part of a small complex, fully kitted with an attractively paved common driveway and landscaping, units 2 & 3 at 216 Findon Road are mirror images of each other - offering a substantial 139sqm of internal living a piece, plus fenced courtyards with space for outdoor dining beside easy-care garden beds, a clothesline and water tank.

Behind their mixed-material brick and render facades, lies a functional floorplan brimming with contemporary comforts and a few welcome surprises! At ground level, hybrid timber floors run through a bonus study off the entry into a combined living/dining area and chic kitchen with stone benches, kit-kat tiled splashback, and a sparkling stainless rangehood and dishwasher - all bathed in light through full-height windows and glass sliders to the open-air patio.

Of the 3 plush carpeted bedrooms above, the 2 with built-in robes share a main bathroom with shower and tub, while the larger master has a walk-in robe and ensuite. Both bathrooms are luxuriously tiled floor-to-ceiling, with swish vanity units, matt black tapware and handles, and big mirrors. Elsewhere, there's a downstairs powder room, and a recess at the back of the double garage with built-in laundry facilities - including a trough and valuable storage.

From these brilliant new builds, positioned about halfway between city and sea, it's no more than a 15-minute stroll to zoned state schools (Seaton Park Primary and Findon High), 2 big shopping centres, a bunch of leafy reserves with open green space, playgrounds and sporting clubs - and only 50m to the nearest bus stop. Be the lucky first to enjoy these beauties or secure them as a savvy investment.

### FEATURES WE LOVE

- Two brand new side-by-side double-storey townhomes with double garages
- Each offer 139sqm of stylishly appointed internal living + a private open-air paved courtyard with room for entertaining
- Downstairs, hybrid flooring through front study and combined living/dining/kitchen hub at rear
- Swish kitchen fit out with sparkling stainless-steel dishwasher, gas cooker, under bench oven and rangehood + sleek stone benches and matt black hardware
- 3 carpeted bedrooms upstairs, 2 with BIRS, master with WIR
- Full-height tiling in both the main bathroom (with a shower and tub) and master ensuite
- Additional powder room below off living area, and ducted AC throughout for all-season comfort
- Remote-entry secure double garage with built-in laundry facilities

### LOCATION

- 50m to bus stops to get across the city, a playground and Findon Community Centre
- 10-minute walk to 2 bigger reserves, home to Woodville Lacrosse, Baseball and Cricket Clubs
- Effortless walk to both Seaton Park Primary and Findon High
- 300m to Woolies or about 15-minutes on foot to Coles at Findon Shopping Centre
- Less than 5km to the coast (Grange) and just under 7 to the west end of town

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details:

Council | CHARLES STURT

Zone | TBC

Land | TBCsqm(Approx.)

House | Dwelling 2 - 180sqm(Approx.)

House | Dwelling 3 - 180sqm(Approx.)

Built | 2024

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa