




**2A Ellythorpe Ave, Hectorville, SA 5073****Leased - \$650**Townhouse 3  2  1 **Low Maintenance Living**

The property is in walking distance to East Torrens Primary School, public transport, and close to local shops. Within close reach of The Parade Norwood Shopping Precinct, Burnside Village and Marden Shopping Centre.

**Features include:**

- ? Open plan living and dining with ample natural light
- ? Kitchen with ample cupboard space, island bench, stainless steel appliances including dishwasher, gas stovetop and electric oven
- ? Large master bedroom with walk in robe and ensuite
- ? Ensuite with shower and toilet
- ? Upstairs lounge room
- ? 2 good sized bedrooms both with built in robes
- ? Main bathroom with shower, bath, vanity and toilet
- ? Floorboards throughout
- ? Internal laundry
- ? Downstairs powder room
- ? Paved pergola area for entertaining
- ? Low maintenance garden
- ? Single garage with internal access
- ? Alarm system
- ? Ducted reverse cycle air conditioning
- ? Gas hot water service
- ? NBN

Perfectly located in a low traffic street, close to all required amenities. Located only a short drive away to Firlie Plaza, Newton Village, Newton Central and Marden Shopping Centre. Local primary schools include East Torrens, Charles Campbell College and Felixstow Community School. Secondary schooling opportunities exist at Charles Campbell College, Marden Senior College and Open Access College.

There is an abundance of local parks and reserves surrounding including Felixstow Reserve, Charlesworth Park, Dennis Morrissey Park and Aysgarth Avenue Reserve. Hectorville Sports and Community Club is a short drive away and offers sporting opportunities for those of all ages. Enjoy the lifestyle this modern

**Listed By**

Rino Pancione

Phone: (08) 8362 8008

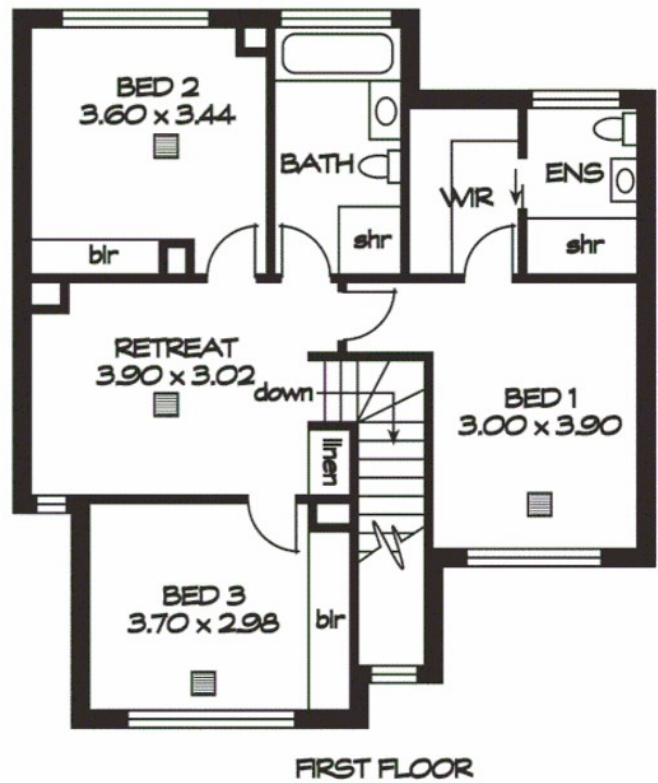
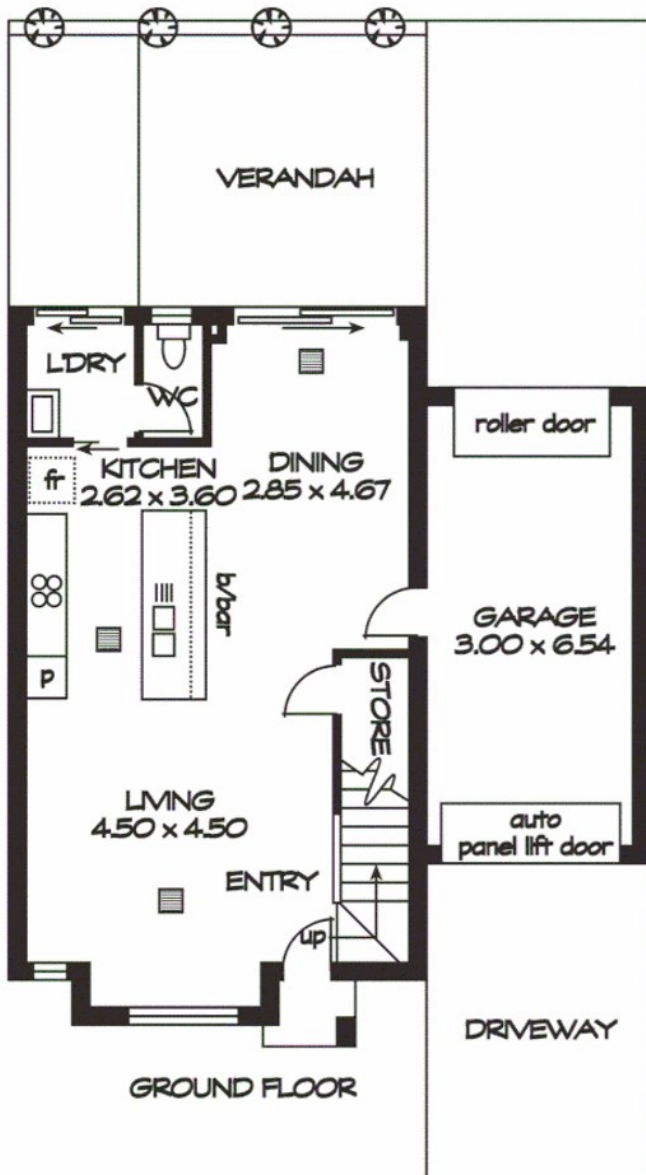
Mobile: 0417 822 987

**Open for Inspection**

By Appointment.



Floorplan



AREAS (approx)	m <sup>2</sup>
GROUND FLOOR:	57
FIRST FLOOR:	78
GARAGE:	22
VERANDAH:	16
<b>TOTAL</b>	<b>173</b>