

**1 Alister Street, Highbury, SA 5089**

**HARRIS**

**House For Sale**

Thursday, 16 May 2024

1 Alister Street, Highbury, SA 5089

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 612 m2**

**Type: House**



Simon Welford

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**\$780k - \$820k**

Best Offers By 12pm Monday 3rd June (USP) Set on a 612sqm (approx.) corner block, this beautiful home has been tastefully modernised and is perfect for a growing family, first home buyer or investor. Walking distance from the ever-popular Highbury Primary School, the home features three generous bedrooms all with built in robes, two modern bathrooms including a master ensuite and separate toilet, and a large modern laundry with ample storage. A feature of the home is the massive kitchen with Caesar stone benchtops, a large walk-in pantry, instant gas cooktop and stainless steel appliances. The open-plan kitchen, living and dining room are filled with natural light from the floor-to-ceiling windows looking out to your private garden, with sliding doors leading outside to a large pergola and deck for year-round enjoyment. Outside is a large lawn area for the kids and pets to play, with ample shade, as well as a fully irrigated vegetable garden including a strawberry patch and over 15 established fruit and nut trees. To the rear of the property is a carport, with two additional on-site parking spots out the front. More reasons we love this home....- Polished floorboards throughout- Fully irrigated watering system- 2,000L rainwater storage- 1.5kW solar system- Electric sliding gate- Ducted reverse cycle air conditioning- Solid brick home- New security screen doors to front and back- New built-in linen cupboards- New built-in robe to third bedroom- Established fruit trees: lemon, lime, finger lime, blood orange, grapefruit, fig, cherry, almond, plum, passionfruit, tamarillo, grape, strawberry guava, feijoa, mango, loquat, banana, ice cream bean and acerola cherry. Don't miss your opportunity to secure this gorgeous home! Specifications: CT / 5157/42 Council / City of Tea Tree Gully Zoning / GN Built / 1976 Land / 612m<sup>2</sup> Council Rates / \$1,740pa Emergency Services Levy / \$130pa SA Water / \$155pw Estimated rental assessment: \$620 - \$680 per week (written assessment can be provided upon request) Nearby Schools / Highbury Primary School, Modbury South P.S, St Agnes P.S, Dernancourt School, Modbury High School 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409