

13 Hughes Avenue, St Agnes, SA 5097

ALL ADELAIDE

House For Sale

Tuesday, 7 May 2024

13 Hughes Avenue, St Agnes, SA 5097

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 650 m2

Type: House



Deep Solanki
0426697852

Auction On Site: Sunday 26th of May at 4:00pm USP

Perfectly positioned in a low traffic street, just a short walk to Tea Tree Plaza, local schools and verdant reserves, this upgraded residence offers a rare and desirable opportunity for the growing family. With 3 spacious bedrooms, open plan living and detached games room/retreat/bedroom 4 including 2nd bathroom; the home is ready to move in and enjoy. Your security and privacy are paramount with security roller shutters to main windows providing comfort and peace of mind when you're at home or away. Larger or extended families will certainly enjoy the space, comfort and flexible floor plan that up to this 4 generous bedrooms allow, all enhanced by recent renovations, providing a stylish neutral decor, perfect for modern family living. Sleek tiled floors, fresh neutral tones and LED downlights flow throughout the home with a refreshing modern ambience. Relax in a generous L-shaped living/dining room or step on through to a spacious upgraded kitchen where stone look bench tops, stainless steel appliances, double sink with filtered water, crisp modern cabinetry and generous corner pantry provide the most modern of amenities. The main home features 1 queen size bedroom and 2 spacious double size bedrooms, all with tiled floors. The master bedroom offers a split system air-conditioner, ceiling fan and built-in robe. Bedroom 2 provides a built-in robe. A bright main bathroom with separate bath and shower, separate toilet and walk-through laundry complete a value packed interior. Outdoors offers a full width rear verandah overlooking lawn covered backyard and a detached bedroom 4/games room with split system air-conditioner and ensuite bathroom. An oversize single garage with auto roller door will provide sheltered accommodation for the family car and there is extra parking available for your caravan or boat in a wide double driveway. All set on generous wide frontage and approximately 650m² allotment in a great area so close to local schools and shops. Don't miss this rare opportunity for fantastic family living. Briefly: * Recently renovated 3 bedroom home with detached games room/rumpus* Fantastic family friendly location nestled near local shops and schools * Sleek tiled floors, fresh neutral tones and LED downlights* Generous L-shaped living/dining room with split system air-conditioner and gas wall furnace* Bright upgraded kitchen features stone look bench tops, stainless steel appliances, double sink with filtered water, crisp modern cabinetry and generous corner pantry* Security roller shutters to all windows* Ducted evaporative cooling* 3 spacious bedrooms to the main home, 1 queen size & 2 double size bedrooms * Bedroom 1 with ceiling fan, split system air-conditioner and built-in robe* Bedroom 2 & 3 double size* Bright main bathroom with separate bath and shower* Separate toilet, walk-through laundry* Detached games room/bedroom 4 with retreat area and ensuite bathroom* Games room with split system air-conditioner * Full width rear verandah overlooking generous lawn covered backyard* Good size garden shed for outdoor storage* Oversize single carport with auto roller door* Ample off street parking in a large double size driveway* Secure kids entertainment area with fence * 5.6kw solar system Walk to Tea Tree Plaza, for your weekly shopping expeditions and express transport to the city. Enjoy the availability of quality local schools with both Ardtornish Primary School & Modbury High School both within walking distance. The St Agnes Recreation Area and the Modbury Sports and Community Club will provide valuable exercise and recreational venues along with numerous other parks and reserves in the local area. 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. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.