

**15A Edmund Road, Highbury, SA 5089**

**HARRIS**

**House For Sale**

Tuesday, 9 January 2024

15A Edmund Road, Highbury, SA 5089

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 364 m2**

**Type: House**



Clinton Nguyen  
0432517003



Tom Hector  
0423767967

**\$730k**

Light, airy and oh so lovable, 15A Edmund entices style-seeking young couples right through to growing families keen for fresh beginnings and the brightest of futures. With all the function and form expected of new builds, this modern delight is nothing but picture-perfect from start to finish. Spilling with natural light and finished with beautiful, neutral tone selections, enjoy a vibrant social hub to lift your everyday living as the lounge, dining and stunning stone-topped chef's kitchen combine to create one elegant entertaining zone. A wide glass slider here provides easy alfresco flow to a manicured backyard for an effortless invitation to experience the best of the warmer months where morning coffee routines, sunny lunches and balmy evening barbeque season will quickly become your wholesome new normal. Modern design finds welcome feature too as this 3-bedroom footprint blends plush carpets, plantation shutters, breezy ceiling fans with handy built-in robes, his and hers walk-throughs to the generous master, along with a luxe ensuite sparkling in floor-to-ceiling tiling to match the gleaming main bathroom capped off with a relaxing bath basking in natural light. You'll also find abundant storage throughout, practical laundry and separate guest WC, powerful ducted AC for year-round climate comfort, and a secure single car garage completing a welcome list of inclusions to give you that all-important new-build vibe. With a range of key conveniences running in all directions, there's a lifestyle primed for all ages here. Whether its seeking stress-free commutes to schools, local shopping and eatery options at arm's reach, or the brand name hustle and bustle of Tea Tree Plaza moments away delivering all your café and entertainment needs – one thing is certain; blink and this beautiful home will be long gone. Features you'll love:– Light and airy open-plan entertaining potential headlined by the stylish modern kitchen with sweeping stone bench tops, breakfast bar with feature lighting, hanging pendants, abundant cabinetry and cupboards, and gleaming stainless appliances including 900mm oven and dishwasher– Charming all-weather tiled alfresco with LED downlights and ceiling fan overlooking the low maintenance and sunny backyard with neat lawns and raised courtyard– Light-filled master bedroom featuring large WIR and luxe ensuite– 2 additional ample-sized bedrooms, both with handy ceiling fans, one with stylish plantation shutters and the other with BIRs– Elegant main bathroom featuring floor-to-ceiling tiling, separate shower and bath, as well as separate WC– Practical laundry with storage and powerful ducted AC throughout– Secure single car garage and easy-care frontage with established hedging Location highlights:– Moments to the scenic Linear Park and a raft of leafy reserves, as well as around the corner from Turrumurra Rec Centre– Zoned for Modbury Primary and High School less than 2km away for easy morning starts– 3-minutes to Dernancourt Shopping Centre and Goodlife Health Club, and a quick 6-minutes to the bustling Tea Tree Plaza for more great shopping, café and entertainment options Specifications: CT / 6157/997 Council / Tea Tree Gully Zoning / GN Built / 2016 Land / 364m<sup>2</sup> Frontage / 9.14m Council Rates / \$1,915.98pa (approx) Emergency Services Levy / \$147.45pa (approx) SA Water / \$172.60pq (approx) Estimated rental assessment: \$620 - \$650 p/w (written rental assessment can be provided upon request) Nearby Schools / Highbury P.S, Modbury South P.S, Dernancourt School, Paradise P.S, Modbury H.S 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