

**18 Aqueduct Way, Highbury, SA 5089**

ALL ADELAIDE

**House For Sale**

Wednesday, 10 April 2024

18 Aqueduct Way, Highbury, SA 5089

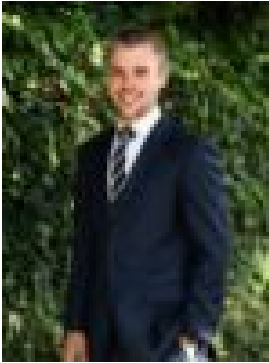
**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Area: 726 m2**

**Type: House**



Ben Krieg

0458897465

## **Auction On Site: Saturday 27th of April at 3:00pm**

Quietly positioned in the tightly held Wicks Estate, nestled just metres from the peaceful botanical essence of the River Torrens Linear Reserve, framed by the rolling hills of Black Hill Conservation Park, this spacious family entertainer offers a rare and desirable lifestyle, perfect for the established executive or professional family who wish to enjoy resort style living at home. Both formal and casual entertaining, versatile study or bedroom, upstairs games room, delightful alfresco living, sparkling inground swimming pool, extensive vehicle and workshop accommodation combine across an elite 5-bedroom design where quality fixtures and fittings flow effortlessly throughout a light filled layout. Enjoy the refined ambience of a traditional entrance foyer with adjacent formal lounge and dining providing a great spot to receive your guests. A versatile office space perfect for those who work from home or additionally a 5th bedroom. Step on through to a large family/meals area, where sweeping views of the adjacent reserve offer an uninterrupted botanical essence. A stylish modern kitchen features stone look bench tops, wide breakfast bar, corner pantry, stainless steel appliances, wide double sink and so much room for your creative culinary pursuits. Enjoy premium alfresco entertaining under a generous gabled pergola, as you enjoy the stunning vista of the adjacent hills. There's plenty of room for the kids to play in a large backyard and sparkling inground swimming pool, ideal for your premium summer entertainment. All 4 main bedrooms feature fresh quality carpets and robe amenities. The master bedroom offers resort style amenities with a generous walk-in robe, vibrant ensuite bathroom and private parents retreat area. Bedrooms 2, 3 & 4 all offer built-in robes. A spacious upstairs living room is ideal for the kids and teens to get away from it all. A double garage with auto panel lift door will accommodate the family cars, plus there is a 4.8 x 9.1m second garage/workshop, all ideal for the hobbyist, collector or tradesman. A fabulous executive residence that appealed to the refined and established family. Briefly: \* Fabulous executive residence in elite location nestled amongst local reserves\* Only meters away from the River Torrens Linear Park \* Stunning hills views and vibrant botanical outlook\* Opulent and appealing entrance foyer\* Formal lounge/dining (or billiard room) adjacent entrance \* Large open plan family/meals with bay window and uninterrupted hills views\* Stylish modern kitchen overlooking family room\* Kitchen features stone look bench tops, wide breakfast bar, corner pantry, stainless steel appliances & wide double sink\* Spacious paved pergola, perfect for alfresco entertaining\* Sweeping lawn covered backyard with sparkling inground swimming pool\* Spacious traditional laundry, guest powder room and under stair storage\* 4 large double size bedrooms to the upper level\* Master bedroom with resort style amenities including walk-in robe, ensuite bathroom and private retreat\* Bedrooms 2, 3 & 4 with built-in robes\* Additional 5th bedroom or dedicated study/ home office\* Large upstairs games room/3rd living space\* Bright main bathroom with dual vanities and corner spa\* Double garage with auto panel lift door\* 4.8 x 9.1m second garage/workshop with toilet and sink\* Fully landscaped 726m<sup>2</sup> allotment\* Ducted air-conditioning Peacefully located in a lush and leafy, no through road cul-de-sac and sited amongst other similar quality homes. The home is nestled amongst vibrant parks, reserves and sporting facilities in the local area including the River Torrens Linear Reserve, Turramurra Recreation Centre and the Anstey Hill Recreation Reserve. The Hope Valley Supermarket Complex is close at hand for your daily grocery requirements and Tea Tree Plaza is nearby for your specialty shopping and entertainment. Nearby unzoned primary schools include Highbury, St Agnes Primary & Modbury South Primary. The zoned high school is Modbury High School and quality private education can be found nearby at Torrens Valley Christian School, Kildare College, Good Shepherd Lutheran School and St Ignatius College. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. 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.