

**2 Newman Avenue, Tea Tree Gully, SA 5091**



**Sold House**

Thursday, 24 August 2023

2 Newman Avenue, Tea Tree Gully, SA 5091

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 289 m2**

**Type: House**



Ryan Graham  
0400912287

**\$665,000**

If you've been searching for a modern, stylish, and comfortable home in a prime sought-after location your search ends here! Originally constructed in 2019 and with meticulous planning, this home's design has been carefully thought-out and executed to precision leaving you with a stunning home. The only thing left for you to do is to simply move in and start enjoying all that this home has to offer! Features include: \* Master bedroom with ensuite and walk in robe \* Built-in robes in bedrooms 2 and 3 \* Spectacular floor to ceiling tiles in both bathrooms \* Ducted reverse cycle heating and cooling for year-round comfort \* Spacious kitchen with large fridge cavity, dishwasher provision, gas-cooktop and large island bench \* 2.7 metre (approx.) ceiling height throughout \* LED down lights installed throughout the home \* Single garage with automatic door and internal access for secure parking \* Neat alfresco area, an ideal spot for hosting your family or friends! \* Low maintenance yard, with enough lawn for the family pet Ideally situated on Newman Avenue, enjoy the convenience of having the St Agnes Shopping centre, public transport options, restaurants, cafes, schools and sporting clubs at your door step. All of this and still only a short commute down North East Road to all the major retailers at the Westfield Tea Tree Plaza, Modbury Hospital, Civic Park and the O-bahn, making commuting to the Adelaide CBD a breeze! With high quality homes in short supply, this one simply won't last. Make sure you register your interest with Ryan Graham today to ensure you don't miss out on this gem! 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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516