

**2 Radiata Road, Highbury, SA 5089**

ALL ADELAIDE

**House For Sale**

Wednesday, 1 May 2024

2 Radiata Road, Highbury, SA 5089

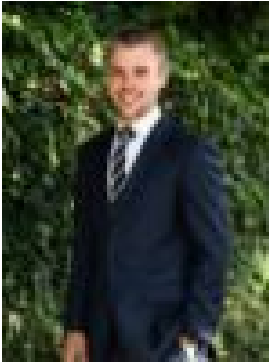
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 745 m2**

**Type: House**



Ben Krieg

0882663100

## **Auction On Site: Saturday 18th of May at 3:00pm**

Perfectly positioned in a quiet street, with the River Torrens Linear Reserve, The Duck Pond, Rotary Park and Mahogany Wetlands all just a casual 50m stroll away, this desirable 3 bedroom home is sited on a generous traditional allotment of 745m<sup>2</sup> and offers the growing active family a unique and rare lifestyle in a wonderful botanic setting. There is so much outdoors space for your kids and pets to roam and play, all enhanced by established gardens, sweeping lawns and neighbouring mature trees. Developers and investors with a keen eye for value will also wish to explore the development potential of this significant land holding. The home features both formal and casual living spaces across a generous traditional design. Relax every day and receive your guests in a large combined living/dining room featuring high raked ceilings, exposed beams and ambient natural light. Step on through to a comfortable tiled family room where a stylish modern kitchen overlooks. Cook in style crisp white cabinetry, stone look bench tops, walk-in pantry, stainless steel appliances, double sink with filtered water and raised breakfast bar to the family room. Entertain outdoors on a paved verandah overlooking the leafy and lush rear yard. A double carport with lock up roller doors will accommodate the family cars and there is ample off street parking for your recreational vehicles. All 3 bedrooms are generously proportioned, all double bed capable, all with hard wearing carpets. Bedroom 1 offers a ceiling fan and built-in robe, bedroom 3 features a built-in robe. A bright main bathroom, central toilet and traditional laundry complete a value packed family offering that is bound to appeal. Briefly: \* 3 bedroom home on generous traditional allotment of 745m<sup>2</sup> \* Rare and desirable location only 50 m to the River Torrens Linear Reserve \* Large backyard with established gardens, sweeping lawns and neighbouring mature trees \* Both formal and casual living areas \* Generous formal living/dining room with high raked ceilings, exposed beams and ambient natural light \* Spacious tiled family room with kitchen overlooking \* Kitchen features crisp white cabinetry, stone look bench tops, walk-in pantry, stainless steel appliances, double sink with filtered water and raised breakfast bar to the family room \* Paved alfresco entertaining verandah overlooking the rear yard \* 3 spacious bedrooms, all with hard wearing carpets \* Bedroom 1 with ceiling fan and built-in robe \* Bedroom 3 with built-in robe \* Bright main bathroom with separate bath and shower \* Separate central toilet \* Traditional laundry with ample cupboard space and exterior access \* Double carport with lock up roller doors \* Ducted evaporative cooling \* Development potential Ideally located within easy reach of all amenities. The Dernancourt and Hope Valley Shopping Centres are nearby for your daily requirements and Tea Tree Plaza is also easily reachable, providing a world-class shopping experience, cinemas & entertainment. The Hope Valley Football, Netball & Tennis Clubs and the Turrumurra Reserve and Recreation Centre are also in the local area, while the Paradise Interchange is easily accessed for express transport to the city. Nearby unzoned primary schools available include Paradise Primary School just across the river, Highbury Primary School, St Agnes Primary School, Modbury South Primary School and Dernancourt School R-7. The zoned high school is Modbury High School. Quality private schools in the area include Torrens Valley Christian School, Good Shepherd Lutheran School, Kildare College & St Pauls 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.