

22 Boundy Road, Highbury, SA 5089

HARRIS

House For Sale

Thursday, 18 January 2024

22 Boundy Road, Highbury, SA 5089

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 660 m2

Type: House



Simon Welford

0406572543

\$730k-\$800k

Best Offers By 12pm Monday 29th January Tranquillity meets modern comfort in this superb double-brick residence. Nestled in an elevated position with beautiful established gardens providing a sense of peace and serenity, making it the perfect haven for those seeking a harmonious living environment. Step inside to discover a spacious and inviting interior with three bedrooms (master with ensuite and walk-in robe), each offering a unique blend of comfort and style. Multiple living areas feature throughout, while a large kitchen with quality granite benchtops will suit a culinary enthusiast. Entertaining is a joy year-round with an expansive pergola that extends from the living area, creating a seamless indoor-outdoor flow. Imagine hosting gatherings with friends and family against the backdrop of your beautifully established gardens, providing a picturesque setting for every occasion. Practicality meets comfort with gas cooking and hot water and split system heating and cooling, ensuring efficiency and convenience in your day-to-day activities. Secure parking gives you peace of mind with an automatic roller door. Nature enthusiasts will appreciate the property's proximity to Linear Park and easy access to the Aqueduct Walking Trail, providing opportunities for leisurely strolls and outdoor activities. This residence truly offers the best of both worlds – a retreat-like ambiance combined with modern amenities and conveniences. Don't miss out! Specifications: CT / 5595/663 Council / Tea Tree Gully Zoning / GN Built / 1975 Land / 660m² Frontage / 18.28m Council Rates / \$2,308.90pa Emergency Services Levy / \$111pa SA Water / \$186.26pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Highbury P.S, Modbury South P.S, Dernancourt School, St Agnes School P-6, 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