

**22 Niquet Avenue, Highbury, SA 5089**



**Sold House**

Wednesday, 20 September 2023

22 Niquet Avenue, Highbury, SA 5089

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1077 m2**

**Type: House**



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**\$1,451,300**

'Home' is more than just comfortable bedrooms, sunny living areas and a shiny-bright kitchen. Welcome to this heavenly haven in Highbury, where home is also a glorious lifestyle in a serene botanic setting, and the morning alarm is the sweet sound of birdlife. Amidst abundant local reserves with the River Torrens Linear Park nearby, this beautiful home for large families enjoys an elevated position at the end of the quiet no-through road. This is your 1077sqm tranquil tree-change, a 'treeburban' escape still within easy reach of every amenity, but immersed in leafy green glory, soul-soothing views and inviting walking trails. The sprawling four-bedroom residence oozes warm and welcoming charm wrapped in luxurious comfort. Tasteful kitchen and bathroom renovations bring a modern touch to the table, while sunlit formal and casual living spaces invite rest and relaxation enhanced by lush and leafy garden outlooks. Simply sumptuous bedrooms, sublime outdoor living spaces and nature reserves on your doorstep – how can you resist? - Double carport plus large storage shed- Extra paved driveway for additional parking- Beautiful study with a bay window and leafy street outlook- Four large bedrooms with built-in robes- Palatial primary suite boasting a bay window, renovated ensuite and built-in robe- Ensuite features a stone-top vanity and plantation shutter- Three-way main bathroom: stone-top vanity, separate w/c, bath and shower- Renovated kitchen: stone benchtops, breakfast bar, gas cooktop, Smeg appliances- Kitchen outlook to all-weather pergola with outdoor blinds on the western side- North-facing pitched roof pergola extends from the casual family living area- Generous open plan living and family meals area with a gas fireplace- Connected formal dining and formal sunken lounge with a cosy combustion heater- Large laundry with built-in linen storage- LED downlights and ducted cooling- Single-owner residence- Exceptionally well-maintained, both interior and exterior- Close to Linear Park, Anstey Hill Recreation Park, Black Hill Conservation Park- Nearby pubs, cafés, restaurants and shops- Easy shopping at nearby Tea Tree Plaza- Zoned Modbury High School (4.4km)- 2.1km to Highbury Primary School (unzoned)RLA 285309