

**3 Harold Street, Highbury, SA 5089**

**HARRIS**

**House For Sale**

Tuesday, 23 April 2024

3 Harold Street, Highbury, SA 5089

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 816 m2**

**Type: House**



Simon Welford  
0406572543

**\$730k-\$780k**

Best Offers By 12:00 PM Monday 13th May (unless sold prior) Welcome to your perfect family retreat, just around the corner from Linear Park. Sitting on a spacious 816sqm block, offering ample space and comfort for the family. The home features 4 bedrooms, three with built-in robes, an updated bathroom and multiple living areas. Originally built in 1966 and lovingly updated with modern comforts such as plantation shutters, renovated laundry, evaporative cooling, as well as gas heating, hot water and cooktop. Enjoy balmy evenings watching the sun set from your huge rear pergola overlooking a sparkling solar-heated saltwater pool. Quality jarrah decking features on both the front porch and rear pergola – the perfect place to entertain family and friends. There's plenty of off-street parking down a long driveway with automatic roller door access and rear shedding, alongside established gardens. The location speaks for itself – a short stroll to evergreen Linear Park, close to local amenities at Dernancourt Shopping Village and quality schooling too. Don't miss your opportunity to secure this stunning home! Specifications: CT / 5730/994 Council / Tea Tree Gully Zoning / GN Built / 1966 Land / 816m<sup>2</sup> (approx.) Council Rates / \$2008pa Emergency Services Levy / \$148.25pa SA Water / \$250pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Dernancourt School, Charles Campbell College, Paradise P.S, Highbury P.S, Modbury South P.S, Modbury H.S, Saint Ignatius College, Sunrise Christian School Paradise, St Francis of Assisi School 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