

# 4 Raymond Road, St Agnes, SA 5097

NOAKES  
NICKOLAS

## Sold House

Thursday, 4 April 2024

4 Raymond Road, St Agnes, SA 5097

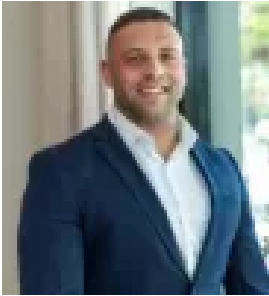
Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 732 m2

Type: House



Jorden Tresidder  
0881663989



Casey Grigg  
0422592852

## Contact agent

Poised to lap up the best of its encompassing foothills lifestyle, this roaming 712sqm parcel is home to a flexible four-bedroom family residence or an incredible five-site development opportunity (STCC). Immersed within a highly sought St Agnes pocket offering outdoor leisure, shopping conveniences and an express CBD reach via the O'Bahn interchange, you'll love having absolutely at your fingertips. Facing north, solid-brick appeal features across the wide and pristine street frontage, granting a secure carport behind roller door, rear double garaging, and further off-street parking within the driveway. Beautifully remodelled upon floating floors, the footprint conveniently separates a four-bedroom wing to the right, serviced by a funky floor-to-ceiling tiled main bathroom with frameless shower and separate toilet. Dual living zones ensure family functionality is never compromised, bookending an open plan dining area and adjacent skylit kitchen – also renovated to boast electric cooktop, dishwasher, subway tiled splashback, matte black cabinetry and gold crescent handles. From the heart of the home, step down to a vast area of undercover entertaining, looking out to a blank canvas of a rear yard - ready to cultivate into your dream native garden, keep as a low-maintenance haven, add a trampoline or even a swimming pool before next summer. As much as you'll love staying in, the surrounding lifestyle promises to bring an equal amount of joy with its laidback foothill's proximity, surrounding quality schooling and endless shopping amenities of neighbouring Westfield TTP. With scope to build up to five townhouses (STCC), you have plenty of space and flexibility to plan your ideal future from Raymond Road. Even more to love:- 712sqm Torrens-titled allotment- Within zoning regulations for 3-5 townhouses (STCC)- Secure garaging for three vehicles- Built-in robes to three bedrooms- Easy-care floating floors- Security shutters to external windows- 4kW solar system- Ducted R/C air conditioning (updated)- New temp-controlled gas HWS- Portable building/shed- Footsteps to Westfield TTP, O'Bahn Interchange & Civic Park- Zoned for Ardtornish Primary & Modbury High School- Just 30-minutes to the CBD Land Size: 712sqm Year Built: 1971 Title: Torrens Title Council: City of Tea Tree Gully Council Rates: \$1545.15 PASA Water: \$153.70 PQES Levy: \$125.60 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.