

53 Awoonga Road, Highbury, SA 5089



House For Sale

Friday, 3 November 2023

53 Awoonga Road, Highbury, SA 5089

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 822 m2

Type: House



Todd Fromme

0430913636

Auction Sunday 19th November 2:00PM

Overlooking the banks of Hope Valley Reservoir and located on a spacious parcel of a popular foothills pocket, this four-bedroom residence takes its solid 1960s built footprint to grant a serene suburban haven within family-friendly Highbury. Spanning over an impressive 822sqm, the floorplan presents a move-in ready option over flexible accommodations including a huge home theatre, dual living zones and two full bathrooms. All four bedrooms are sizable in proportions and feature built-in storage, whilst the eat-in kitchen provides quality appliances and a lovely perspective of the backyard through light-filling picture windows. There's plenty of space for outdoor play and entertaining, already landscaped with flourishing trees and veggie gardens ready for you to add your own touch, extend the footprint or add a swimming pool (STCC). You'll love being within close reach of the walking trails of Linear Park, essential shopping of Dernancourt, delicious dining and quality schooling, along with an easy radius to both the hustle of the CBD and grapevines of the Adelaide Hills region. Bringing the great outdoors to your very own doorstep, you'll love the possibilities provided by a life on Awoonga... Even more to love:

- Undercover carport
- Further off-street parking in driveway
- Dishwasher
- Separate bath
- Floating floors & quality carpets
- Ducted air conditioning
- Ceiling fans
- Generous shedding
- Just 20-minutes from the CBD
- Zoned for Modbury High School
- Moments from Paradise Interchange, Westfield TTP, Modbury South & Highbury Primary

Currently Tenanted Until 29/03/24 for \$600 PW Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Tea tree Gully Zone | GN - General Neighbourhood \\ Land | 820 sqm (Approx.) House | 265 sqm (Approx.) Built | 1967 Council Rates | \$2,132.31pa Water | \$180.12pa ESL | \$329.30pa