

**58 Hillside Avenue, Highbury, SA 5089**



**Sold House**

Friday, 11 August 2023

58 Hillside Avenue, Highbury, SA 5089

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 771 m2**

**Type: House**



Daniel Richardson



Amity Dry

0438144224

## Contact agent

Offer Close Wed, 4th Oct - 12pm (usp)What do you see? A weary-but-comfy family home that will revel in a renovation? Or the dream new build brought to life in its place? When it comes to what could be for this humble family home on the high side of Hillside Avenue and just steps from a nature reserve, there are no wrong answers. Just endless possibilities, including subdivision potential (STCC).Featuring multiple living zones, polished timber floors and bedrooms flooded with natural light - including the ensuited master bedroom on its upper level - not to mention a facade that charmingly channels the 'Queenslander', there's a lot to play with here. Just like there's a lot to love about its tranquil locale, just a short pedal from the Linear Park trail, taking you from up-and-coming Highbury to the city to the sea in the most scenic of ways possible. Anything is possible here. Features we love...- Peaceful, family-friendly locale - Large parcel with plenty of scope for development/new build (STCC)- Floor plan includes rear sunroom/4th bedroom, eat-in kitchen and two central living zones - Carport and additional off-street parking - Loads of storage, including built-in robes to bedrooms 1, 2 and 3 - Loads of shedding/external storage - Established gardens and large lawned area to rear - Separate laundry - Walking distance from public transport - Less than 1km from Highbury Primary School- No more than 25 minutes from the CBD  
CT Reference - 5616/111Council - City of Tea Tree GullyCouncil Rates - \$1,771.20 paSA Water Rates - \$160.16  
pqEmergency Services Levy - \$134.65 paLand Size - 771m<sup>2</sup> approx.Year Built - 1957Total Build area - 290m<sup>2</sup> approx.OUWENS CASSERLY – MAKE IT HAPPEN™ RLA 286513