

6 Bell Court, Highbury, SA 5089

House For Sale

Thursday, 13 June 2024



6 Bell Court, Highbury, SA 5089

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 590 m2

Type: House



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Best Offers By Monday 24th June 5:00PM

Welcome to 6 Bell Court, Highbury-a charming home nestled in a tranquil, family-friendly neighbourhood. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for families or anyone seeking a peaceful retreat with easy access to modern amenities. Set on a generous 590m² block, this home is designed to cater to your every need. As you step inside, you'll find a welcoming lounge room featuring split system air conditioning and a ceiling fan to ensure year-round comfort. The well-appointed kitchen boasts a breakfast bar, dishwasher, and gas stove, making meal preparation a joy. The adjoining dining area with beautiful floorboards creates a warm and inviting space for family meals. The home includes three cozy bedrooms, all carpeted and fitted with built-in robes for added comfort, with the main suite and bedroom three also benefiting from roller shutters for added privacy and security. The bathroom offers a soothing bathtub and a separate toilet, and the laundry provides outdoor access. Outside, a powered shed provides storage or space for your hobbies, with an additional tool shed for convenience. The rear verandah offers a perfect spot for outdoor entertaining, while the small front verandah adds to the home's charm. Highbury is a classy suburb known for its quiet, peaceful atmosphere and strong community feel. The area is characterized by green spaces with well-established trees and modern developments close to Linear Park. Residents enjoy easy access to the CBD, typically within a 25-minute drive. Public transport options are excellent, with major O-Bahn hubs at Tea Tree Plaza and Klemzig. The suburb is also close to reputable schools such as Highbury Primary School and Torrens Valley Christian School, making it an ideal location for families. Experience the perfect blend of comfort, convenience, and community at 6 Bell Court, Highbury. Contact us today to arrange a viewing and make this lovely home yours!

Property Features:

- Three-bedroom and one-bathroom home
- Built-in robes in all bedrooms for easy storage
- Spacious lounge room with split system air conditioning, timber walls, and built-in cabinet
- Dining room with skylight and outdoor access
- The kitchen has a breakfast bar, dishwasher, five-burner gas stove, ample timber bench space and white cabinetry
- Ceiling fan in the master bedroom and lounge room
- Built-in cabinet in the entry way for easy storage
- The bathroom has a shower, bathtub, vanity storage, and a separate toilet
- Internal laundry with storage and backyard access
- All windows covered in blinds and curtains
- Carpet flooring in the bedroom and lounge, and floorboards through the kitchen, entry, and dining
- External roller shutters on the lounge, kitchen, master, and third bedrooms
- Gas hot water system for efficient hot water
- Large verandah along the back of the home for entertaining with a paved patio
- Secure tidy backyard with a powered shed, tool shed, and a rainwater tank
- Double length carport with roller door for secure parking
- Large grassy frontage with driveway parking
- Land size: 590 sqm
- Modbury Primary School is less than four minutes away

Schools: The nearby unzoned primary schools are Highbury Primary School, Modbury South Primary School, St Agnes School P-6, and Dernancourt School. The nearby zoned secondary school is Modbury High School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

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 | 590sqm (Approx.) House | 209sqm (Approx.) Built | 1976 Council Rates | \$1,452.44pa Water | \$TBC pqESL | \$240.25 pa