

**6 Haussmann Avenue, St Agnes, SA 5097**

**HARRIS**

**House For Sale**

Wednesday, 8 May 2024

6 Haussmann Avenue, St Agnes, SA 5097

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 319 m2**

**Type: House**



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**\$640k**

Every bit an idyllic entry into Adelaide's thriving market picture-perfect for first-time buyers and young couples with their eye on room to grow, 6 Haussmann Avenue – sparkling with modern feature, bill-busting solar panels, and surrounded by friendly neighbours and family vibes – delivers light-filled, low maintenance living brimming with lifestyle ease. With its whisper-quiet, corner block positioning in a residents' only cul-de-sac, enjoy beautiful open-plan entertaining headlined by a gleaming gourmet kitchen flush sweeping stone bench tops primed for casual eats and good conversation as you serve and socialise across this wonderfully bright and airy space. A wide glass slider adds welcome depth here too as effortless alfresco flow seamlessly extends from inside hosting to outside relaxing. An ideal spot catching plenty of sunshine to savour morning coffee routines right through to weekend barbeque get-togethers with friends, and where established easy-care screening and no-mow lawns adds just the right amount of greenery without the upkeep. Capturing all the feature and form of modern design, you'll find the 3-bedroom footprint flexible to suit a range of needs and necessities. From the two single rooms enjoying plush carpets and built-in robes, as well as bookending the freshly finished main bathroom and laundry, and the generous master complete with walk-in wardrobe and private ensuite... there's all the practicality you could ask for on a refreshingly manageable scale. Regardless if you're starting out or starting over, looking for a forever home or steppingstone – this lowset delight spilling with modern simplicity is hard to fault. Together with a raft of schooling options all a short walk from your front door, a stone's throw to Anstey Hill Recreation Park a permanent reminder to hit the weekend hiking trails, to the bustling Tea Tree Plaza providing all your café, brand name and department store shopping, and social calendar needs – there aren't many better starts to your home-owning journey than this! Features you'll love:- Bright, airy and open living, dining and stone-topped designer kitchen combing for one beautiful entertaining hub- Sparkling gourmet foodie's zone featuring great bench top space and breakfast bar, abundant cabinetry and cupboards, WIP, and gleaming stainless appliances including dishwasher- Generous master bedroom enjoying plush carpets, plantation shuttered windows, WIR and private ensuite- 2 additional bedrooms, one supremely spacious, and both featuring BIRs and soft carpets- Central main bathroom, storage-packed laundry, and nook landing near entry- Climate controlled ducted AC throughout, along with bill-busting solar system- Lovely outdoor all-weather alfresco with LED downlights and overlooking the easy-care yard with no-mow lawns and established leafy screening- Side-street gate entry, as well as secure single car garage- Built by Weeks and Maklin in 2015 Location highlights:- Walking distance to a variety of primary and high school options, as well as leafy reserves and trails- Close to popular local cafés, micro-breweries, and a range of tasty takeaway eateries- Around the corner from the bustling Tea Tree Plaza delivering all your shopping, department and brand name outlets, cafés and weekend entertainment options- Great access to the O'Bahn Interchange for stress-free, traffic-free commutes to the CBD Specifications: CT / 6149/588 Council / Tea Tree Gully Zoning / GN Built / 2015 Council Rates / \$1834.48pa Emergency Services Levy / \$137.65pa SA Water / \$165.36pa Estimated rental assessment / \$590 to \$620 per week / Written rental assessment can be provided upon request Nearby Schools / Ardtornish P.S, St Agnes School P-6, Highbury P.S, Modbury South P.S, Modbury School P-6, Modbury H.S 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