

# 6 Johneff Court, St Agnes, SA 5097



## Sold House

Friday, 20 October 2023

6 Johneff Court, St Agnes, SA 5097

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 636 m2

Type: House



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**\$576,000**

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this 1983 built, family entertainer in the evergreen suburb of St Agnes. A beautiful part of the world surrounded by a greenery laden cul-de-sac with natural flora and fauna, you are sure to find this property a real delight. Welcome to 6 Johneff Court, St Agnes! Situated on a generously sized north facing "Torrens Titled" allotment of approximately 636m<sup>2</sup> and with an approximate frontage of 15.90 meters. The ample space at both the front and rear of the home provides a multitude of internal and external possibilities moving forward. Located only a stone's throw away from St Agnes Shopping Centre and ample parks and reserves such as Whiting reserve, St Agnes reserve and Anstey Hill Recreation Park as well as being only a few minutes drive from Westfield Tea Tree Plaza and Bus Interchange and Modbury Hospital you will have a whole host of amenities at your doorstep. Various public transportation options can be found along North East Road, Hancock Road and Smart Road; while only being minutes from St Agnes Primary School and being zoned to the highly sought after Banksia Park International High School. This is an opportunity to purchase into a hotly contested, amazing local community. Features of this amazing home include:

- Immaculate street appeal with manicured front lawns and peaceful verandah area.
- Immediate liveability upon entry with floating timber flooring, ducted evaporative air conditioning as well as ducted gas heating throughout. Ceiling fans can be located in the open plan living and dining space as well bedroom 2.
- Warm and welcoming entrance way.
- Open plan living and dining space with large front windows allows you see out to the beautiful front gardens while allowing ample amounts of natural light in.
- The open plan design creates a flow seamlessly from the front door through to the outdoor undercover area creating a true sense of indoor/outdoor living.
- Chefs kitchen with gas cooktop, dishwasher, glass splashback, sizeable pantry, island style benchtop and ample storage cupboards.
- Bedroom 1 is complete with built in robes and views out to the front gardens.
- Bedroom 2 is complete with built in robes, a ceiling fan and views out the equally impressive back gardens.
- Contemporary bathroom with shower, bath and toilet included.
- A spacious laundry room with external access also provides plenty of storage possibilities.
- The outdoor undercover area runs the length of the home and is the perfect space for entertaining family and friends all year round. At the same time it's also a space that can be enjoyed peacefully with a moment of mindfulness in the mornings thanks to the tranquillity that the tiered garden provides.
- There is a possibility to extend the existing home out from the 2nd bedroom into the undercover area to create a 3rd bedroom and added bathroom subject to the necessary planning consent.
- Double carport with secure rear gated access.
- Tool shed.
- Cubby house for the children at the back of the gardens.
- 6.4kw solar system - 18 panels.
- Gas hot water.
- No easements, encumbrances or significant trees.
- Secure gated access down both sides of the property.
- HFC (hybrid fibre coaxial) internet connection to the premises is available.
- Zoned to Banksia Park International High School and within close proximity to St Agnes Primary School.
- Within close proximity to St Agnes Shopping Centre, ample parks and reserves, various sporting clubs as well as being only a few minutes drive from Westfield Tea Tree Plaza and Bus Interchange and Modbury Hospital.

With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must! Please note that this property is scheduled to be auctioned on 03/11/2023 @ 6:30PM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. DISCLAIMER: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA-322341