

# 6 Laver Street, Hectorville, SA 5073



## House For Sale

Tuesday, 28 May 2024

6 Laver Street, Hectorville, SA 5073

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Tamir Dunning  
0883637653

## Expressions of Interest - Closing 17/06 (USP)

\*\*\*First Open Inspection - Saturday, 1st June from 12:00pm till 12:30pm - If you are feeling unwell, please do not attend the showing and contact the selling agent about arranging an alternate time for viewing\*\*\*They say that first impressions count - If that's the case then this 4 bedroom, high-quality executive residence is sure to leave it's mark. Like no other offering in the area, this sizeable Torrens Titled, family home has been finished to the highest of quality and finishes throughout. A free flowing design to the lower level maximizes the effortless transition from large open plan living to outdoor alfresco entertaining whilst making the most of an abundance of natural light. All of this being complemented with a stunning designer high gloss, chefs kitchen with 900mm stainless steel appliances, dishwasher and extensive joinery all luxuriously draped in quality Caesarstone. This trend continues to the upper level with the creative use of space to the 2nd living area looking out to the beautiful Adelaide foothills and double sized, light filled bedrooms.What we know you will love about this property is:- Sizeable Torrens Titled home with approximately 225m2 of building area- Designer kitchen with 900mm stainless steel appliances including dishwasher- Gorgeous engineered American Oak timber flooring to ground level- Ducted and fully zoned, inverter reverse cycle air conditioning with linear slot diffusers to all rooms- Tiled ceiling high bathrooms with feature niche, stone bench tops and frameless glass shower alcoves- LED downlights throughout- Quality high gloss finished joinery with extensive storage- High ceilings to both lower and upper level with square set cornicing and 2.4m high doors- Double garage with automatic panel lift door and direct internal access- Large alfresco entertaining area with wet bar area and natural gas BBQ point- Low maintenance, landscaped gardens with irrigation- Close to numerous private and public schools and zoned for the popular Norwood Morialta High School and East Torrens Primary School.From top to bottom and everywhere in-between, there is nothing that hasn't been thought of in the contemporary design and quality execution of this property. As you can see, this stunning executive style residences is simply ready to be lived in and enjoyed. For any more information, please don't hesitate to call or email to discuss anything further.Additional Information:- Council Area: City Of Campbelltown- CT Details: Volume 6188 / Folio 916- Zoning: General Neighbourhood - GN- Council Rates: \$487.00- Supply Rates: \$74.20 Per Qtr- Sewer Rates: \$116.66 Per Qtr- ESL: \$164.90 Per Annum- Year Built: 2018- Land Area: 221m2- Rental Appraisal: \$800pwRLA 246515.Disclaimer: all information which has been provided for has been obtained from sources in which we believe to be accurate, however, we cannot guarantee the information supplied is accurate and we accept no liability for any errors or omissions and advise all prospective buyers to undertake their own due diligence.