

**7 Janet Court, Highbury, SA 5089**



**Sold House**

Wednesday, 6 September 2023

7 Janet Court, Highbury, SA 5089

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 701 m2**

**Type: House**



Sadeq AlKhalidi  
0861871302



Craig Stirna  
0419037065

**\$810,000**

Holding court over a secluded end slice of a private cul-de-sac, this impeccably remodelled residence waits to welcome a new family with open arms. Immersed in gums and bringing a scenic foothills lifestyle to your very own doorstep, the four-bedroom footprint fuses solid strength with loads of space across a far-reaching 701sqm (approx.) parcel. Immaculately presented, the palm-fringed façade grants a wide berth for ample off-street parking, before making way to a crisply finished interior that presents plenty of positives for a growing family. From the light-filled entry, a combo of tiles and floating floors bring a stylish yet no-fuss aesthetic underfoot, leading from a front-facing lounge to bistro dining and kitchen that has been renovated to include 900mm Smeg gas cooktop, matching electric oven, Blanco dishwasher and filtered water tap. Bedrooms flank both ends of the floorplan allowing you to reconfigure as the many seasons of family life flourish, but the main event takes place from a master that has been thoughtfully positioned at the rear to offer ensuite, sitting area, sliding door access to undercover entertaining and incredible pool views from floor-to-ceiling windows - imagine waking up and winding down in this beautiful space. Encouraging entertainment no matter the season and capturing the calm sense of your idyllic surrounds, the expansive rear yard has it all - a verandah for extended celebrations, lawn for child's play and a salt chlorinated swimming pool guaranteeing an extra splash of family fun just in time for summer. You'll love being a short pivot on foot away from Linear Park, essential shopping, delicious dining and quality schooling, along with an easy radius to both the hustle of the CBD and grapevines of the Adelaide Hills region. Fall in love with a secluded home that brings the great outdoors to your own doorstep on Janet Court... Even more to love:

- Energy slicing solar system
- Built-in robes to three bedrooms
- Main bathroom with additional toilet
- Ducted & split system air conditioning
- Brand new swimming pool equipment
- Zoned for Modbury High School
- Walking distance to public transport, Highbury Primary & Anstey Recreation Park

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**RLA 322799 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 | 701sqm (Approx.) House | 220sqm (Approx.) Built | 1978 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa