

**7 John Street, Firle, SA 5070**



**House For Sale**

Tuesday, 6 February 2024

7 John Street, Firle, SA 5070

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 335 m2**

**Type: House**



Andrew Baldino

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## **Auction On-Site Saturday 24th February 1:00PM**

Nestled in a highly sought after suburb with parks, shopping, and various dining options only steps away, this stunning home combines classic elegance with the minimalist interiors of contemporary design. Boasting a charming stone-fronted facade, this villa features three spacious bedrooms, generous bathrooms and expansive open plan living, kitchen, and dining that seamlessly flows onto a covered deck, creating the perfect space for entertaining. The eco-friendly bamboo floors, energy efficient LED lighting and brand new ducted air conditioning system ensure a comfortable and modern living experience. The well-appointed kitchen, with designer lighting, features a stainless gas cooktop, electric oven, dishwasher, and island bench seating area. The master bedroom provides a sanctuary of space, with a walk-in robe, ensuite, sleek night/day blinds, and a ceiling fan for optimal comfort and relaxation. Bedrooms 2 and 3 share the generously sized family bathroom, completing the thoughtfully designed living spaces. Practicality meets convenience with the secure internal garage located near the galley-style laundry with ample storage including high and low cupboards, shelving and bench space. This home is walking distance of Firlle Plaza, with easy access to Kmart, Coles, a pharmacy and the local grocer as well as various food options. You can enjoy lunch at Sushi Train, grab a snack at Rosa's Deli, or order your usual at Cheeky Grin cafe. The city and Norwood Parade bus stops are also within walking distance. Spoil yourself for style & location: • Stone-fronted family villa • Positioned at the no-through end of John Street • Alarm security • Secure garage with roller door • New ducted R/C A/C system (installed Jan 2024 | 7-year warranty) • New downlighting • Eco-friendly bamboo floors • Lockable side gate access • Zoned for Trinity Gardens School & Norwood International H.S. • Walk to Firlle Plaza for Coles, Kmart & variety retail stores • Walk to the city and Norwood bus stops • Approx. 7kms to the CBD

**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.

**Vendor's 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 | NORWOOD PAYNEHAM & ST PETERS Zone | HDN - Housing Diversity Neighbourhood Land | 335sqm (Approx.) House | 193sqm (Approx.) Built | 2013 Council Rates | \$757pa Water | \$280 pqESL | \$170 pa