

**7 Niquet Avenue, Highbury, SA 5089**



**House For Sale**

Friday, 20 October 2023

7 Niquet Avenue, Highbury, SA 5089

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 592 m2**

**Type: House**



Kevin Radloff  
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## Best Offer By 6th Nov 6PM USP

Set in leafy Wicks Estate in an area well known for its majestic gumtrees and a quality of life that is unparalleled. This family home offers an amazing opportunity to become a resident in a very quiet street at which the end of sits the delightful Freshford Park and the many walking tracks and bike trails through the Highbury Aqueduct Reserve. This fabulous home has not been on market since 2007 and offers a lucky family a perfect blend of 3 generous bedrooms, along with a formal living room and a second large family room that could also offer the perfect spot for a billiard table, home theatre or a dual-purpose living area / home office spot that seems to be a highly sought after feature in the family home market of late. A formal dining area can be found adjacent to the central kitchen with blackwood cabinetry and a breakfast bar / servery to a second dining area / casual meals or a study zone; it is indeed a rare commodity to find such a spacious and flexible floor plan. The spacious master bedroom has a recently renovated ensuite bathroom and is positioned away from the casual living or teenage retreat. Bedrooms 2 & 3 are very generous in size and could easily accommodate double to queen-sized beds, they have easy access to the renovated central family bathroom. Offering a blend of ducted gas heating and ducted evaporative cooling along with a double lock up garage and a double side by side carport, a stunning in ground pool overlooked by a private alfresco entertaining area represents a sound investment into what will be many years of fond memories and gatherings of family and friends around the pool or around the dining table sharing a beautiful meal along with a bottle of South Australian red. We feel that this home just may be the perfect package and present pretty much an entry level executive residence with Wicks Estate, we suggest that you make your move into Highbury and make a splash here at 7 Niquet Avenue this summer! \* 3 generous bedrooms with BIR's and ensuite bathroom to master\* Renovated bathroom & ensuite\* Fabulous gable roofed outdoor entertaining area\* Sparkling inground pool \* Off-street parking via double garage & double carport\* Situated in a quiet family friendly street and only a short walk to Freshford Reserve\* Fully fenced secure backyard Call Kevin on 0432 375 216 from Jump Property RLA 260 752 today to secure this fabulous family home in Wicks Estate and make a splash this summer!