

# 8 Josephine Street, Highbury, SA 5089



## House For Sale

Friday, 14 June 2024

8 Josephine Street, Highbury, SA 5089

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 706 m2**

**Type: House**



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## Best offers by 8th of July 4pm

Spacious Family Home With Incredible Potential! 8 Josephine Street- Highbury 5089 Nestled in the heart of a serene Highbury, this charming property offers the perfect blend of comfort and convenience. Inside, you'll discover a much-loved and well-designed home with features that cater to modern and convenient family living. Step into the spacious lounge, with views of the front garden and the native established garden. The well-appointed kitchen boasts a breakfast bar, dishwasher, and gas stove, perfect for whipping culinary delights. The combined meals space offers a breakfast bar for easy dining. The extended family room sits adjacent to the kitchen for an additional living space and has a gas wall heater for extra comfort, which also heats the lounge room. As you explore further, you'll find three bedrooms, with bedrooms all equipped with ceiling fans for added comfort. The main bedroom features a large built-in robe, plus a split system, while the second bedroom also provides a built-in robe. The well-equipped bathroom has recently been stylishly renovated with floor-to-ceiling tiles and a soaking bathtub, while a separate toilet is adjacent. The allure of this property extends beyond the main house. It has a delightful, vast pitched-roof verandah, ideal for catching up with family and friends. A solar system, water tanks, and a convenient shed round out the impressive list of features. But there's more! A separate, outside studio equipped with its air conditioner added comfort and versatility. It is perfect for use as a home office or teenager's retreat. This home offers a generous assortment of parks and recreation areas nearby, perfect for outdoor enthusiasts. If you enjoy sports, you'll be thrilled to discover the Hope Valley Tennis and Netball Club and Sporting Club just a stone's throw away. Families with young children will appreciate the proximity to Highbury Preschool and Highbury Primary School. And for all your shopping needs, Drakes or Dernancourt Shopping Centre or Tea-Tree Plaza is just a short drive away. Take advantage of the opportunity to make it your own.

**Property Features:**

- 3 bedrooms and a studio and one renovated bathroom
- Three bedrooms in the main home, all with ceiling fans - two bedrooms with built-in robes
- The main bedroom has built-in robe, and split air conditioner/heater
- Spacious front lounge room
- Large family room with verandah access
- Combined kitchen and meals area
- The quality kitchen has a dishwasher, a breakfast bar
- The main bathroom has a bathtub, vanity storage, a corner glass dual-headed shower, floor-to-ceiling-tiles, and a separate toilet
- The internal laundry room houses the detached toilet, has storage and bench space, with floor-to-ceiling tiles, and backyard access
- There is a vast, paved pitched roof verandah
- One rainwater tank and a garden shed in the backyard
- Secure, paved backyard space with landscaped garden beds and additional lawn perfect for kids and pets
- Secure carport with automatic panel lift door and plenty of extra parking
- Solar system to reduce the cost of living

Highbury Primary School is less than a minute away. The nearby unzoned primary schools are Highbury Primary School, Modbury South Primary School, St Agnes School P-6, and Ridgehaven Primary School. The nearby zoned secondary school is Modbury High School. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy independently.

**Disclaimer:** While we aimed to ensure that all details in this advertisement were true and correct, it is the buyer/ purchaser's responsibility to complete the proper due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | CITY OF TEA TREE GULLY Zone | GN - General Neighbourhood \\ Land | 720m2 approx House | 205sqm (Approx.) Built | 1970