

# 8 Landscape Crescent, Highbury, SA 5089



## House For Sale

Tuesday, 2 April 2024

8 Landscape Crescent, Highbury, SA 5089

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 930 m2

Type: House



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## Auction On-Site Saturday 20th April 11:30AM

Nestled in the tranquil leafy neighbourhood of Highbury, 8 Landscape Crescent stands as a testament to modern comfort and elegance. This expansive residence offers an abundance of space and amenities, perfect for those seeking both relaxation and functionality. As you step inside, you're greeted by a sense of warmth and sophistication, with floorboards in the lounge and rumpus areas exuding timeless charm, while porcelain tiled floors throughout the rest of the house offer durability and easy maintenance. The heart of the home is the shared kitchen/meals area, boasting Caesar stone benchtops and new Miele appliances, including an oven, double-draw dishwasher, and cooktop. With ample cupboard space and a convenient breakfast bar, this 2 pac kitchen is a haven for culinary enthusiasts. Adjacent to the kitchen, a separate lounge area provides a cozy retreat for quiet evenings, while a separate study area offers the perfect space for productivity. Outside, two pergola areas and a verandah provide the ideal setting for outdoor entertaining or simply enjoying the stunning views overlooking the city skyline. With a built-in sprinkler system and low-maintenance landscaping, outdoor upkeep is a breeze. The proximity to River Drive Reserve, Silver Lake Reserve, and Linear Park walking path ensures endless opportunities for outdoor recreation. Conveniently located just minutes away from Coles Dernacourt, this home offers the perfect balance of tranquillity and convenience. You'll also be close to Athelstone School and Kildare College. Don't miss your chance to experience the epitome of modern living at 8 Landscape Crescent.

**Property Features:**

- Double story, four-bedroom, two bathroom home
- The master bedroom and bedroom two feature built-in wardrobe and access to the balcony
- Bedroom three and four have built-in wardrobes and ample lighting
- Cozy lounge room with connected study, and timber flooring
- Combined meals and kitchen space for a seamless experience
- The 2 pac kitchen has a built-in electric stove, dishwasher, ample cabinetry and bench space and breakfast bar, with large sliding door from the meals space to the external pergola
- Huge combined formal lounge and dining room with full length sliding doors connecting to semi enclosed verandah, and access to spa room
- Spacious spa room with tiled flooring, three full length windows and a large spa
- The downstairs bathroom has a toilet, shower, and vanity with dark marble floors
- Upstairs bathroom has gorgeous dark marble tiles, with complimentary cream tiles running along the walls, semi enclosed bathtub, shower, toilet and vanity
- Large laundry room with built-in linen cupboard, and outdoor access
- Extra storage underneath stairs
- Reverse cycle ducted air conditioning system for comfort
- Wooden floorboards in the lounge and rumpus room, carpet in all bedrooms and upstairs, and tiles throughout the remainder of the home
- Gas hot water system for efficient hot water
- Roller shutters for peace of mind
- Verandah and adjacent pergola with access through laundry
- Semi enclosed verandah with access from the family and dining room, and sliding doors to both the front and back of the property for a seamless transition between the spaces
- Two separate pergolas, one towards the back right-hand side to the property and one to the left, featuring a barbeque area
- Built-in sprinkler system
- Beautiful views towards the city overlooking the Linear Park
- Huge private property
- Two huge double garages running back-to-back, and another garage running the entire right-hand side of the home, for ample covered parking
- Extra parking on the driveway
- Tea Tree Plaza a short eight minute drive away
- Athelstone School eight minute drive
- Paradise Primary School five minutes away
- Linear Park walking path three minute walk away
- Silver Lake Reserve four minutes away
- River Drive Reserve just three minute walk away
- Coles Dernancourt three minutes drive

Schools: The nearby unzoned primary schools are Dernancourt School, Highbury Primary School, Modbury South Primary School, Charles Campbell College, and Paride Primary School. The nearby zoned secondary school is Modbury High School. The nearby Unzoned secondary schools are Charles Campbell College, Avenues College, Morialta Secondary School, Valley View Secondary School. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**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.

**Norwood RLA 278530 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 | 930sqm (Approx.) House | 484sqm (Approx.) Built | 1980 Council Rates | \$2,873.98pa Water | \$216.96 pa ESL | \$426.45pa