

**9 Hope Street, Dover Gardens, SA 5048**

**CENTURY 21**

**House For Sale**

Friday, 19 January 2024

9 Hope Street, Dover Gardens, SA 5048

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 343 m2**

**Type: House**



Jarrah Holmes

**\$790,000 to \$830,000**

Free Standing, Low maintenance, Quality home close to Marion Shopping Centre, Brighton Beach, Flinders Uni, Medical Centres & much more! This immaculately presented home has all of your living needs covered, a perfect blend of modern design, comfort and convenience. The modern home comprises three bedrooms, two bathrooms, including an ensuite to the master bedroom, a spacious open plan kitchen / dining / living area that opens to an outdoor entertainment area, providing plenty of space to entertain family & friends. The heart of the home has an open plan kitchen, boasting a sleek modern design, gas cooking and ample storage. It seamlessly blends into the living and dining area, creating a harmonious space for family gatherings and entertaining guests. Key Features: Ducted A/C throughout Large main bathroom Floorboards for easy-care Automatic double garage Storage room Shed Neat maintainable garden area & much more! Situated in a highly sought-after area, this home offers the ultimate convenience with an array of amenities at your doorstep. Flinders University and Flinders Medical Centre are within easy reach. For shopping enthusiasts, Westfield Marion Shopping Centre is just a short walk away, providing a wide range of retail and dining options. The SA Aquatic and Leisure Centre is also within walking distance, offering recreational activities for the whole family. All of the above in a prime & central location, this lovely home is sure to appeal to savvy investors, professional couples, downsizers & first home owners alike. Don't miss out and call today! Jarrah J Holmes 0430145991 "Connecting Property & People" \*Council Rates: \$1,593.13 Annually \*Water Rates: \$200.00 Quarterly \*Strata Rates: \$320.01 Annually \*ESL:  \$55.80 Quarterly \* Approximate \*\* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. RLA 262459