

**9 Linden Road, Highbury, SA 5089**

**HARRIS**

**House For Sale**

Tuesday, 23 January 2024

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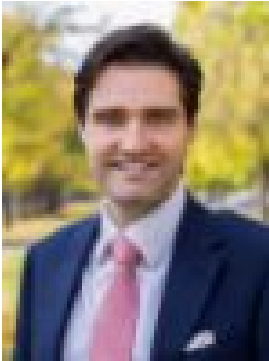
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 701 m2**

**Type: House**



Simon Welford  
0406572543

**\$730k-\$780k**

Best offers by 12pm Monday 12th February (unless sold prior) Tucked away just around the corner from serene Linear Park, this meticulously maintained family home is ready to welcome you with open arms. Step inside and discover a spacious abode, thoughtfully renovated to offer all the modern comforts. Enjoy three large bedrooms, starting with the stunning master suite complete with ensuite, built-in robes and gorgeous plantation shutters. A spacious living room and quality timber floorboards flow through to the heart of the home with a renovated kitchen and dining area, offering both modern style and practical functionality. A renovated main bathroom completes the indoor package. A seamless flow between indoor and outdoor living is on full display – step from your dining area through to a huge pergola perfect for entertaining guests year-round, or simply unwind in your private sanctuary surrounded by beautiful gardens. Other modern comforts make this home a dream to live in. Prepare meals effortlessly with gas cooking, and enjoy a continuous supply of hot water thanks to the instant gas system. Reverse cycle ducted heating and cooling provides year-round comfort, no matter the season. As you explore further, you'll find high ceilings creating an airy atmosphere and efficient LED lighting adding a touch of sophistication throughout. Fibre to the Premises internet upgrade recently completed at the property with ultra high speeds being achieved! In the garden you'll find an array of delicious fruit trees. Imagine picking fresh peaches, lemons and persimmons straight off the tree! Convenient parking is available both at street level and secured behind a single automatic roller door. Additionally, the property offers two versatile powered sheds, providing extra storage or a perfect workshop space for your hobbies. Located in leafy Highbury, with Linear Park just a stroll away, this home is not just a dwelling; it's a lifestyle. Proximity to quality schools, parks, and essential amenities enhances the appeal of this prime location. Don't miss the opportunity to make this family retreat your own!

Specifications: CT / 5228/360 Council / Tea Tree Gully Zoning / GN Built / 1977 Land / 701m<sup>2</sup> Frontage / 19.05m Council Rates / \$2,052pa Emergency Services Levy / \$148pa SA Water / \$152.20pq Estimated rental assessment: \$650 - \$720 p/w (Written rental assessment can be provided upon request) Nearby Schools / Charles Campbell College, Paradise P.S, Dernancourt School, Athelstone School, Highbury P.S, Modbury H.S Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 22640