

11 Reids Road, Highbury, SA, 5089



House For Sale

Tuesday, 24 September 2024

11 Reids Road, Highbury, SA, 5089

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Under Instructions from the Executors to finalise a Deceased Estate

Family Classic to Upgrade or New Home Credentials

Bring high-end style to a former family classic in Highbury's sought-after Linear Park precinct. This comfortable three bedroom home is the ideal family upsize offering potential to renovate, extend, rebuild or redevelop (subject to Planning Consents).

Be part of the transformation and build your family dream. Nestled on approximately 700sqm of prime land (18m frontage x 38m depth), this well-maintained home boasts the perfect credentials and is ideal for growing families with plans to one day build their dream home in a family-focussed suburb (STPC). It also holds appeal for those seeking a redevelopment site in a high-demand neighbourhood.

Move in or enjoy interim rental income while making future plans. The existing home features a good-sized, brick-fenced front yard, a gated driveway and cream brick facade with a return-style verandah. Inside, the timber-panelled entry hall flows into a spacious lounge, and through to the classically appointed timber kitchen and adjacent dining with sliding door access to the North facing side garden.

The three bedrooms are peacefully zoned - two doubles and a single bedroom that enjoys views to the Hills through a picture window; while the family bathroom is fitted with a bath and walk-in shower, plus a convenient separate w.c.

Currently displaying a very neat garden and designated paved area for outdoor dining, the backyard awaits transformation into an alfresco oasis. Add the Adelaide Hills' backdrop and plenty of space to entertain, play or extend - the possibilities are endless.

A wonderful opportunity for families looking to move into this very picturesque area, the property includes:-

- Ducted evaporative cooling
- Reverse-cycle wall air conditioner in lounge (not in working condition)
- Gas heater in lounge
- Convair wall furnace
- Ceiling fans in lounge, dining & third bedroom
- Separate laundry with built-in cupboard & access to outdoors
- Rainwater tank
- Large shed
- Single carport + three off-street parks

Enjoy the cycling and walking/running trails along beautiful Linear Park at the end of the street; bus stops are a short walk away, Dernancourt Shopping Centre, Highbury Medical Centre, the Paradise Interchange (O-Bahn transport system) and Tea Tree Plaza are all nearby. It's a mere 20-minute commute into the City, and schools within 3.5 kms include Paradise, Athelstone, Highbury & Dernancourt Primary Schools, Charles Campbell College, Kildare College, St Ignatius College, Modbury High School & Dernancourt Kindergarten.

Perfectly comfortable for today, outstanding options for tomorrow and the convenience of a lifestyle location surrounded by all amenities - this is the perfect next step on your property journey.

Auction: Friday 11th October at 10:30am on site

CT: 5601/157

Council: Tea Tree Gully

Council rates: \$1,828.35pa (approx)

Water rates: \$171.90pa (approx)

RLA 312012