

1159 Lower North East Road, Highbury, SA 5089



House For Sale

Wednesday, 19 June 2024

1159 Lower North East Road, Highbury, SA 5089

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 690 m2

Type: House



Stephanie Thorpe
0883690990



Jo Cullinan
0883690990

\$745,000 to \$790,000

This solid 1972 built family home located in the evergreen suburb of Highbury is situated on a generously sized allotment of 690sqm and frontage of 19.8m (approximate) this home is ready for updates and personal touches to make it truly your own. Thoughtfully designed this home caters to the current needs of modern living. Consisting of three bedrooms, (two with built in robes), large lounge room, kitchen/meals area, one bathroom with full size bath, separate toilet, plus an additional rumpus room at the rear, built to cater for family needs. Outside you'll find low maintenance gardens and a number of mature fruit trees out the back, plus enough room for you to establish a vegie patch. A drive through carport leading to a garage at rear. As this property is set way back from the road there is ample room for additional parking. This property is a fantastic opportunity for buyers who are eager to take on a renovation project. Whether you're looking to create your dream home or invest in a property with significant development potential. Features of this home include:

- Combined Kitchen and meals area
- Main bedroom with built in robe
- Bedroom 2 with built in robe
- Bedroom 3 a generous 4m x 3m
- Spacious lounge room
- Large separate rumpus room
- Bathroom with full size bath and separate toilet
- Linen cupboard in hallway
- Security roller window shutters
- Spacious laundry with outside access
- Carport with roller door parking for two/three cars
- Galvanised iron garage/workshop with lift up door
- Mature fruit trees and plenty of garden space
- 19.8m Frontage potential for one allotment into 2 (subject to council approval)
- No easements or encumbrances

Located within close proximity to local schools, parks, and shopping centres, residents can enjoy the convenience of urban amenities while relishing the peace and quiet of suburban life. Don't miss out on this unique opportunity to invest in a property with immense potential in the thriving community of Highbury. Located at the base of the Adelaide Hills, this area provides easy access to local attractions and trails like Anstey Hill Recreation Park and the publicly accessible Hope Valley Reservoir, both featuring walking and cycling paths as well as picnic areas. The location is convenient, with shopping at Westfield Tea Tree Plaza and a wide variety of restaurants to discover, all just a 25-minute drive from the city. The area offers a range of schooling options nearby, including Modbury High School and easy O'Bahn access. Easily rentable at \$550 - \$580pw. Council \$419.00pq approx. SA Water \$155.00 pq approx. ES Levy \$130.00pa approx. It is our pleasure to offer you a viewing of this home please contact Jo Cullinan or Stephanie Thorpe on 8369 0990, or 0403 339 202 (Jo), 0438 084 043 (Stephanie). RLA 256 143 Zoning information regarding local schools is obtained from www.education.sa.gov.au. Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Cullinan property are taking preventive measures for the health and safety of its clients and buyers entering all of our listed properties. Please note that social distancing will be required at all open inspection. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However, we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.