

13 Declivity Street, Highbury, SA, 5089



House For Sale

Thursday, 22 August 2024

13 Declivity Street, Highbury, SA, 5089

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

Welcome to this Highbury Masterpiece in this stunning Dress Circle Estate...

Say hello to 13 Declivity Street, a lovely two storey executive residence situated on 1126 sqm in the desirable neighborhood of Highbury.

As you approach the property you will be struck by its charming appeal nestled amongst other stunning properties in this exclusive Dress Circle Estate.

Inside, the home boasts high raked ceilings with an open floor plan providing plenty of natural light. The front living room is spacious and offers direct access to two large balconies presenting unimpeded views of the local landscape. The perfect working from home office environment with stunning views. The kitchen presents tidy, well equipped & ample in it's storage capacity.

The luxurious master suite includes a private ensuite and walk-in closet. Balcony access provides scenic views & is the perfect spot to sit and enjoy the quiet location.

The other three bedrooms are generously sized with bed 2 & 3 offering built-in robes.

A real showstopper of this home is the side yard with a large pergola, built-in spa & plenty of room for entertaining or enjoying the perfect parental retreat. There's even a grassy area for kids or pets to play.

Additional features of the home include a two-car garage, central ducted air conditioning, separate laundry and potential underground cellar, NBN Fibre to the home connection. This home is ready for you to move with absolutely nothing to do. Don't miss the opportunity to make 13 Declivity Street your new home.

Located in a peaceful neighborhood with Linear Park just steps away and easy access to schools, stores, public transportation, and recreational facilities, this home is perfectly situated. Just a short drive away is the bustling Westfield Tea Tree Plaza, offering endless shopping and entertainment options. Plus, the Black Hill Conservation Park and Paradise Interchange (with the O-Bahn) are nearby, making it easy to explore the area. Additionally, the home is conveniently located near top-rated schools such as Torrens Valley Christian School, Highbury Primary, St Ignatius' College, and Kildare College.

Check me out:

- Four-bedroom, two and a half bathroom executive residence
- Charming curb appeal
- Spacious living and open floor plan with plenty of natural light
- Front living room with access to rear deck and backyard
- Well-equipped kitchen with ample storage
- Luxurious master suite with private ensuite and walk-in closet, balcony access with scenic views
- Three generously sized bedrooms, two with built-in robes
- Large backyard with pergola, built-in spa, and grassy area
- Two-car garage
- Central ducted air conditioning
- 3kw solar system
- Separate laundry
- Close to Linear Park and easy access to schools, stores, public transportation, and recreational facilities
- Located near Westfield Tea Tree Plaza, Black Hill Conservation Park, and Paradise Interchange
- Near top-rated schools such as Torrens Valley Christian School, Highbury Primary, St Ignatius' College, and Kildare College

Specifications:

CT // 5379/173

Built // 1990

Council // City of Tea Tree Gully

Land // 1126 sqm

Home Size // 330 sqm

Frontage // 20.49 m

Nearby Schools // Highbury Primary School, Athelstone School, Paradise Primary, Charles Campbell College, Saint Ignatius' College, Kildare College & Rostrevor College.

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent legal advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

Scott Constable 0403 158 401

scottc@eclipse***

Antony Ruggiero 0413 557 589

antonyr@eclipse***

RLA 277 085