

27B Edmund Road, Highbury, SA, 5089



House For Sale

Sunday, 18 August 2024

27B Edmund Road, Highbury, SA, 5089

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



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Modern, Stylish, and Effortless Living

Secure your place in the desirable North East pocket with this contemporary three-bedroom home, nestled in a tranquil, leafy street on a Torrens title allotment. This property is perfect for those starting out, scaling down, or looking for a solid investment opportunity.

Step inside to discover a smartly designed floor plan that maximizes space and comfort. The open-plan living area is flooded with natural light, creating a warm and inviting atmosphere, while the modern kitchen, featuring electric cooking, a dishwasher, and ample overhead cupboard storage, makes meal preparation a delight.

The master bedroom offers a private retreat with a luxurious ensuite and a spacious walk-in wardrobe. The second bedroom also comes equipped with a built-in wardrobe, ensuring plenty of storage for all.

Outside, enjoy the low-maintenance gardens and lawn, perfect for those who prefer easy-care living. The single garage with an automatic door provides secure parking and includes both internal and external access for convenience.

Additional highlights include:

- Ducted reverse cycle air-conditioning: stay comfortable year-round with efficient heating and cooling throughout.
- Separate laundry: conveniently placed with direct access to the rear garden.
- Main bathroom: a well-appointed bathroom with a separate bath and shower.
- Outdoor living: a paved patio area that's perfect for alfresco dining and entertaining.
- High ceilings and LED downlights: enjoy a sense of space with high 2.7m ceilings and energy-efficient lighting throughout.

The home's location is equally impressive, with nearby Hope Valley Reservoir offering serene nature walks, a short drive to Westfield Tea Tree Plaza for all your shopping needs, and easy commuting options to the city. Plus, it's close to several primary schools and zoned for Modbury High School, making it a great choice for families.

Move in and enjoy a fresh, modern lifestyle with nothing left to do but make it your own.

Built in 2018

Certificate of Title: 6214/257

Council: City of Tea Tree Gully Council

Council Rates: \$1675.95 pa (approx)

ESL: \$384.80 pa

SA Water: \$347.80 pa (plus usage) (approx)

Land Size: 268m² (approx)

For an inspection of this unique offering please click on the inspection link or contact us if times and days don't suit.... those who hesitate, will miss out! You will need to register to view this property. Please click on 'Book Inspection' or 'Email Agent' and we will respond with available inspection times. By registering, you will be informed of any updates about the inspection or any cancellations.

Disclaimer: Whilst we have gathered all information provided from sources deemed reliable, we cannot guarantee it's accuracy. We shall not be held liable for any errors, inaccuracies or omissions, including, but not limited to, details regarding a property's land size, floorplan and dimensions, building age, description or condition. It is strongly advised that those interested make their own enquiries and obtain independent legal and financial advice.