

3 Nalga Court, Highbury, SA, 5089

ALL ADELAIDE

House For Sale

Friday, 30 August 2024

3 Nalga Court, Highbury, SA, 5089

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House

The Complete Family Home - Peaceful, Comfortable & Contemporary

Peacefully nestled in a quiet, no through road, privately positioned adjacent Black Hill Conservation Park with its unique walking trails and natural beauty, this outstanding upgraded residence offers an elite and private lifestyle for the established executive or professional family.

The 812m² allotment will provide more than enough space for your family to relax and play, while 5 spacious bedrooms and both formal and casual living areas offer an elite lifestyle for the discerning home entertainer.

Elite styling and quality fittings flow effortlessly throughout the living spaces with a refined and dignified ambience. Picture rails add a sophisticated style while neutral tones and quality floor coverings enhance the decor.

Relax in formal comfort and receive your guests in style with a large living room and adjacent dining area complete with an open fireplace and plush carpets. For everyday casual relaxation a generous family room and large meals area provide more than enough space for the growing family.

A stunning modern kitchen offers outstanding facilities for your creative culinary pursuits. Cook in comfort and style with stainless steel appliances, glass cooktop, composite stone bench tops, double porcelain sink, ample cupboard space and water fall breakfast bar.

All 5 bedrooms feature sleek floating floors and ceiling fans, with bedrooms 1-4 boasting built-in robes. The master bedroom offers a bright ensuite bathroom, while a spacious main bathroom with separate bath and shower and a separate toilet cater for both residents and guests alike.

Step outdoors and enjoy premium alfresco entertaining under a high gabled pergola complete with ceiling fans and pulldown café blinds. A generous fully landscaped rear yard will provide plenty of space for the kids to play and there's so much room for your recreational and daily vehicle parking.

Ducted reverse cycle air-conditioning will ensure your year-round comfort completing a wonderful executive offering in a tightly held locale.

Briefly:

- * Elite 5 bedroom home in peaceful, private and serene botanic setting
- * Great location adjacent the Black Hill Conservation Park
- * Generous formal and casual living areas across a thoughtful modern design
- * Sophisticated formal living and dining room with picture rails and plush carpets
- * Spacious family/meals area for every day relaxation
- * Stunning modern kitchen offering service to both formal and casual zones
- * Kitchen features stainless steel appliances, glass cooktop, composite stone bench tops, double porcelain sink, ample cupboard space and water fall breakfast bar
- * All 5 bedrooms of good proportion, all with sleek floating floors and ceiling fans
- * Bedroom 1 with built-in robe and ensuite bathroom
- * Bedrooms 2, 3 & 4 with built-in robes
- * Upgraded main bathroom with bath and separate shower
- * Spacious walk-through laundry with exterior access
- * Fabulous gabled pergola over paved patio, the perfect alfresco entertaining zone
- * Pergola with pulldown café blinds for your year-round use
- * Rumpus room and storage shed with roller door
- * Large sweeping fully manicured rear yard with ample room for kids, pets and gardeners
- * Ducted reverse cycle air-conditioning
- * Perfect family home for the sophisticated professional or executive family

Nearby schools include Highbury, St Agnes & Modbury South Primary Schools and the zoned secondary school is Modbury High School. Quality private schools include Torrens Valley Christian School, St Ignatius College & Kildare College.

Enjoy the lifestyle benefits of living in a lush botanic area encapsulated by the River Torrens Linear Reserve and Black Hill Conservation Park. Anstey Recreation Reserve, Turramurra Recreation Centre and the Hope Valley Football and Netball Clubs are all in the local area.

Both Hope Valley Supermarket and Tea Tree Plaza are nearby for your shopping and entertainment. Your inspection of this quality offering will surely impress!

Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness.

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.

The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.