

**6/4 Briar Road, Felixstow, SA, 5070**



**House For Sale**

Friday, 30 August 2024

6/4 Briar Road, Felixstow, SA, 5070

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**Easy care contemporary living over 2 levels, set in popular lifestyle location.**

Nestled in the tightly-held and securely gated 'St Johns' group, this delightful three-bedroom town home presents a genuine and rare opportunity. Boasting a position that provides effortless access to amenities and local lifestyle attractions, with popular Linear Park trail is only moments away.

From the eye-catching façade and period inspired details, step inside to enjoy an easy living floor plan. Generous open plan living and meals, adjacent a galley style kitchen that's fully equipped with appliances and a walk-in pantry ensuring everyday essentials are at your fingertips.

Step through double sliding doors to the paved private rear garden, and all-weather patio providing the perfect spot to relax and unwind or entertain family and friends year round.

Upstairs, all three bedrooms are light and airy - the first with private balcony and two bedrooms feature built in robes; all are well serviced by a family bathroom.

Additional highlights include - double garage with drive through access to rear garden plus direct access into living area, this is such a bonus space for those seeking an additional living area, or separate study or studio. Ducted reverse cycle air conditioner (newly replaced in 2023), separate laundry and downstairs second toilet.

A fantastic opportunity in this prime sought-after location offering effortless living at its best. Easy access to the City, surrounded by excellent amenities, parks and leisure facilities, simply move in and enjoy!

Title | Community Titled  
Council Rates | \$TBC  
SA Water | \$TBC  
ESL | \$TBC  
Year Built | 2000

Are you thinking of purchasing this property as an investment? Speak with our Property Management team about how we can assist you!

All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.