

**9 Agius Court, Largs North, SA 5016**



**House For Sale**

Wednesday, 3 July 2024

9 Agius Court, Largs North, SA 5016

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 204 m2**

**Type: House**



Teagan Earl

0429819922

## Auction On-Site USP

Positioned in the highly desirable Largs North, this exemplary Torrens Title residence stands as a testament to modern design and convenience. Set at the end of a family-friendly culdesac, this home is ready to move straight in and is the ideal purchase for first-home buyers, young families, downsizers and investors alike. As you enter the pristine two-story build, floating floorboards and 2.7m ceilings welcome you to the space and guide you through the tour. Navigating through the impressive layout, you'll notice that natural light cascades through the expansive windows, illuminating every corner of this inviting sanctuary. The thoughtful design features three generous bedrooms, an upstairs study nook, 2 bathrooms and a lock-up garage with additional off-street parking on the extended driveway. The heart of the home resides in its open-plan living space. Bathed in natural light and complemented by downlights, plantation shutters, and ducted reverse cycle air-conditioning, this space creates a warm and inviting atmosphere all year round. Not to mention, the well-appointed kitchen is a chef's dream, equipped with sleek laminate benchtops, a double stainless steel sink, dishwasher, 5-burner gas cooktop, ample cabinet space and a walk-in pantry for all your extra storage needs. The island doubles as an entertaining space, a spot for your morning coffee, or an additional prep area. Upstairs, the main bedroom commands attention, located at the front of the home and generous in size, this space is designed for relaxation with plush carpeting underfoot, a ceiling fan and pull-down block-out blinds. The ensuite bathroom is complimented with crisp white tiles and a spacious shower whilst the walk-in robe caters for even the most avid shopper. The main bathroom is centralised and easily accessible to bedrooms 2 and 3, fitted with a spacious soak-in bathtub and shower, suitable for those with little ones. It doesn't end here, step outside to your private backyard oasis, designed for low-maintenance living and ideal for summer BBQs. The grassy area offers plenty of room for children to play and pets to roam freely. This home is more than just a residence, it's a place where every detail has been carefully considered to accommodate the needs of a growing family. With its blend of functionality, comfort, and contemporary style, this home embodies modern family living at its finest.

**FEATURES WE LOVE:** - 3 bedrooms, 2 bathrooms, 3 toilets - Spacious open-plan living, kitchen & dining area - Ducted reverse cycle air-conditioning throughout - Modern kitchen with a large island bench, double stainless steel sink, dishwasher, 5-burner gas cooktop, and walk-in pantry - Main bedroom fitted with a ceiling fan, WIR & ensuite with shower, toilet & vanity - Bedrooms 2 & 3 offer built-in robes - Central study area upstairs - Low-maintenance backyard with grass for the kids and pets to play - Secure garage with electric roller door, 2 additional open parking spaces in the driveway - Located at the end of a family-friendly culdesac And so much more... Immerse yourself in coastal living at its peak with this picturesque escape near Largs Beach. Explore Semaphore Road's array of cafes, restaurants, shops, and local conveniences, offering a perfect balance of coastal and urban living. Families will appreciate the close proximity to Roy Marten Reserve and playgrounds, while esteemed schools like Largs Bay and Ocean View College are also conveniently close. Additionally, Largs North Train Station is located nearby making commuting to Adelaide's CBD effortless. Don't miss out on this prime coastal lifestyle opportunity.

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