

9 Historic Drive, Highbury, SA 5089

HARRIS

House For Sale

Sunday, 23 June 2024

9 Historic Drive, Highbury, SA 5089

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 618 m2

Type: House



Simon Welford

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Contact Agent

Best offers by 12pm Monday 8th July (unless sold prior) This immaculately presented family home offers unrivalled views across the valley in one of Highbury's premier estates. The home features four large bedrooms, including a spacious master with walk-in robe and ensuite, multiple living areas and a stunning renovated kitchen. Sitting proudly in an elevated position to take in the sweeping views and gorgeous sunsets, this home is an entertainer's delight! Enjoy a glass of wine from the front balcony or entertain year-round beneath the large rear pergola. Children and pets will love the back garden with plenty of grass to run around on and low maintenance established garden beds. Enjoy a short stroll down to ever-popular Linear Park with its variety of walking trails, bike paths and playgrounds. More reasons we love this home: - Ducted reverse cycle heating and cooling – zoned- Additional Daikin split system in main lounge- LED lighting- Double automatic garage- Convenient under home storage- Gas cooking & hot water- Located close to Dernancourt Shopping Village, Tea Tree Plaza, Highbury Primary School, local bus routes on Lower North East Road, Turramurra Recreation Centre, Dan Murphy's, Highbury Hotel and much, much more! Don't miss your opportunity to secure this stunning home! Specifications: CT / 5175/479 Council / Tea Tree Gully Zoning / GN Built / 1994 Land / 618m² (approx) Council Rates / \$2720.10pa Emergency Services Levy / \$180pa SA Water / \$206.01pp Estimated rental assessment: \$690 - \$750 p/w (Written rental assessment can be provided upon request) Nearby Schools / Highbury P.S, Modbury South P.S, Dernancourt School, St Agnes School P-6, Modbury H.S Disclaimer: 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 22640