



31 Newhaven Terrace, Burton

Stop The Search!

Built in 2009 and perfectly positioned within the sought-after Springbank Waters Estate, this is more than just a home it's a lifestyle you'll truly treasure as your own!

On offer for one lucky new owner is a meticulously maintained family home, where all the hard work has been done for you. Set on a generous allotment of approximately 450sqm, this impressive property is ready to simply move in and enjoy.

Features include:

- Three generous bedrooms, the master features a walk-in robe and ensuite
- Built-in robes in bedrooms 2 and 3
- Ceiling fans fitted in all bedrooms
- Large open-plan, light-filled living area perfect for family gatherings
- An entertainer's kitchen, equipped with a large island counter featuring stone benchtops, a 900mm gas cooktop, an oven, a full-length splashback, a double sink, and a large fridge cavity
- Alarm system installed for peace of mind living
- Ample storage throughout with Wall-length built-in storage in the garage and hallway
- Easy-care floorboards throughout the home
- Zoned reverse-cycle heating and cooling for year-round comfort

3 2 2

FOR SALE

Please Call

AGENTS

Ryan Graham
0400 912 287
ryang@ljhsales.com.au

Michael Fenn
0405 157 840
michaelf@ljhsales.com.au

AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Solar system installed Approx. 6.6 kW with 18 panels to help reduce energy costs
- LED downlights throughout the home
- Ample off-street parking, double driveway with a double garage, internal access and an automatic roller door
- Additional side gate and entry with space to securely park several cars, a boat or a caravan
- Generous outdoor entertainment area features a built-in BBQ with a stone benchtop - ideal for family gatherings. Plus, there's enough lawn for the family pet or a kids' soccer match!

Positioned perfectly, enjoy quality family time at Springbank Boulevard Reserve or explore the nearby walking trails. With Springbank Shopping Plaza, numerous schools (both public and private), sporting clubs and public transport options just moments away, this location has it all. Add proximity to Port Wakefield Road and commuting to the Adelaide CBD becomes effortless.

Don't let this one become a missed opportunity, register your interest today!

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

MORE DETAILS

Property ID	2B3AGJU
Property Type	House
House Size	192 m2
Land Area	450 m2
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Alarm
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

Ryan Graham 0400 912 287

Sales Specialist | ryang@ljhsales.com.au

Michael Fenn 0405 157 840

Managing Director | Auctioneer | michaelf@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097

propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au





Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**