







Enfield, 9A Eddy Street

Surprisingly Spacious Modern Villa - Convenient Location

3 2 2

For Sale
$700,000

View
ljhooker.com.au/WQ8HDM

Contact
Lisa Xu
0432 235 818
lisax@ljmw.com.au

Delightful home with distinctive floor plan is ideal for first home buyers, downsizers or investors alike. Boasting a low maintenance lifestyle, while still having a spacious floorplan, this home has something for everyone.

The first of two living rooms welcomes you into the home, with large windows allowing plenty of natural light, and access to a private courtyard. Boasting three bedrooms, all with wardrobes and the master features an ensuite. The central main bathroom has a convenient separate WC.

The open plan living/dining area is overlooked by the spacious and well equipped kitchen, offering plenty of cupboard and bench space, and features a dishwasher and gas cooktop.

Outside, the all weather entertaining area is a perfect space to spend with family and friends, with ceiling fans and cafe blinds, offering shade and privacy. Easy care gardens

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create an ideal lock up and leave lifestyle.

Conveniently situated near Grand Junction Rd for easy access to public transportation and a swift commute into the city. Enjoy weekends discovering an array of nearby restaurants and cafes. Shopping is hassle-free with excellent supermarket options nearby. The suburb boasts numerous parks and playgrounds sprinkled throughout. Great schooling options nearby include Blair Athol B-6 School and Roma Mitchell Secondary College.

Key Features

- 3 Bedrooms, two with built in wardrobes
- Master bedroom features walk-in wardrobe and ensuite
- Main bathroom with bath and separate WC
- Open plan living and dining area
- Spacious kitchen featuring dishwasher
- Additional lounge at the front of the home
- Separate laundry
- Garage parking for 1 car, plus driveway space
- Undercover alfresco area with ceiling fans
- Private courtyard at the front of the home
- Low maintenance yards
- Ducted reverse cycle ac throughout
- Laminate floorboards throughout the home
- Roller shutters fitted externally

Specifications

Title: Torrens Titled
Year built: 2007
Land size: 387sqm (approx)
Council: Port Adelaide Enfield
Council rates: $1,144.15pa (approx)
ESL: TBC
SA Water & Sewer supply: TBC

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

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More About this Property

Property ID	WQ8HDM
Property Type	House
Land Area	387 m²
Including	Ensuite Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport

Lisa Xu 0432 235 818
Sales Executive | lisax@ljmw.com.au

LJ Hooker Mile End | Woodville (08) 8352 7111
206A Henley Beach Road, TORRENSVILLE SA 5031
mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au











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Living:	116SQ.M
Porch:	8.5SQ.M
Shed:	10.3SQ.M
Garage:	15.7SQ.M
Outdoor Entertaining:	24SQ.M
TOTAL:	**174.5SQ.M**

This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.

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