



3 Anona Way, Fairview Park

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## A Lifetime of Care, Ready for a New Beginning

Auction Location: 3 Anona Way, Fairview Park SA 5126

### AUCTION

Sat 4th Jul @ 1:00PM

### VIEW

Sat 20th Jun @ 11:30AM - 12:00PM

### AGENTS

Peter Brown  
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### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

Lovingly maintained by the same family for many years, this solid brick conventional-style home presents an exciting opportunity for first home buyers, growing families, investors and developers alike.

Built in 1973 and set on a substantial 731sqm (approx.) allotment with an impressive 22.86m (approx.) frontage, the property offers comfortable living today while providing outstanding scope for renovation, modernisation or future redevelopment (STCC).

Combining generous indoor and outdoor living, extensive vehicle accommodation and exceptional future potential, this versatile property is perfectly suited to those looking to move straight in, add value over time or explore the possibilities that this sizeable allotment presents.

#### Key Features:

- Three well-proportioned bedrooms
- Master and second bedroom with split-system air conditioning
- Bedroom three featuring built-in wardrobe

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.

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- Spacious light-filled lounge and dining area
- Gas heating to main living area
- Wall-mounted air conditioning unit to lounge/dining
- Updated kitchen with gloss cabinetry
- Stainless steel gas oven, cooktop and rangehood
- Large undercover paved entertaining area overlooking established gardens
- Established gardens with a selection of mature fruit trees
- Secure carport with remote roller door and drive-through access
- Double garage/workshop plus additional off-street parking for multiple vehicles

Perfectly positioned in the heart of Fairview Park, this outstanding opportunity is just moments from Fairview Green Shopping Centre, The Stables Shopping Centre and Tea Tree Plaza, offering an abundance of shopping, dining and entertainment options. Families will appreciate the proximity to quality schooling including Fairview Park Primary School, Banksia Park International High School and St David's Parish School, along with the convenience of Guardian Childcare and Education Fairview Park on Hamilton Road.

Nearby reserves, walking trails and the Tea Tree Gully Golf Club provide excellent recreational opportunities, creating a well-rounded lifestyle in one of the area's most sought-after family-friendly locations.

Commuters will enjoy convenient access to public transport via the O-Bahn Interchange at Tea Tree Plaza, along with easy connections to North East Road and Golden Grove Road for a seamless journey to the Adelaide CBD. Combining immediate comfort, future potential and an enviable lifestyle location, this is an opportunity not to be missed.

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	2DJDGJU
Property Type	House
House Size	122 m2
Land Area	730 m2
Including	Air Conditioning
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

**Peter Brown 0474 027 256**

Sales Specialist | [peterb@ljhsales.com.au](mailto:peterb@ljhsales.com.au)

**LJ Hooker Property Specialists (08) 8289 6660**

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**ANONA WAY**

**SITE PLAN  
(NOT TO SCALE)**

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.

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