

## Flagstaff Hill, 13 Niklaus Court

Christmas Delight on St Niklaus!



"UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE"

**For Sale**  
Under Contract!

Welcome to 13 Niklaus Court, Flagstaff Hill - A low maintenance 2003 built home positioned at the end of a no-through roadway that ensures peaceful living at its best.

**View**  
[ljhooker.com.au/611MFDJ](http://ljhooker.com.au/611MFDJ)

This home offers a functional floor plan offering 3 bedrooms with an ensuite and walk in robe to the master bedroom, bathroom with separate toilet, laundry, linen cupboard, second living room and a kitchen that overlooks the dining and family room. The home is well designed for functionality and ease and has practical features such as a double garage with drive-through access to the courtyard, providing additional off-street parking

**Contact**  
**Tom Blanch**  
0401 847 744  
[tblanch@ljhkensingtonunley.com.au](mailto:tblanch@ljhkensingtonunley.com.au)  
**Nick Ploubidis**  
0423 840 514  
[nploubidis@ljhkensingtonunley.com.au](mailto:nploubidis@ljhkensingtonunley.com.au)

A low maintenance neat and tidy garden welcomes you upon entering the property from Niklaus Court while to the rear of the home is a small easy-care lawn and garden area offering privacy and tranquillity.



**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

**Disclaimer:** 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.

This property is ideal for first-home buyers, downsizers, or investors looking for a solid and low-maintenance home. The combination of a quiet location, easy-care garden, and practical living spaces makes this a standout choice.

Positioned only moments away from Mandilla Playground & Reserve, Fairlie Drive Reserve, various commercial medical services as well only being 500 meters south east of the Flagstaff Hill Foodland, this home offers both convenience and serenity.

Zoned to the following educational facilities;

Flagstaff Oval Kindergarten (1.9 Km)

Flagstaff Hill Primary School (1.7 Km)

Aberfoyle Park High School (3.4 Km)

Proudly present by Tom Blanch of LJ Hooker Kensington and Unley.

CT: Volume 5890 Folio 822

Council: City of Onkaparinga

Council Rates: \$2,289.12 per annum (approx)

Water Rates: \$199.89 per quarter (approx)

Land Size: 390 square metres (approx)

Year Built: 2003 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//aoANTkAVpvce>

(Please copy and paste the link into your browser)

## More About this Property

<b>Property ID</b>	611MFDJ
<b>Property Type</b>	House
<b>House Size</b>	198 m <sup>2</sup>
<b>Land Area</b>	390 m <sup>2</sup>
<b>Including</b>	Air Conditioning Courtyard

**Tom Blanch 0401 847 744**

Sales Associate | [tblanch@ljhkensingtonunley.com.au](mailto:tblanch@ljhkensingtonunley.com.au)

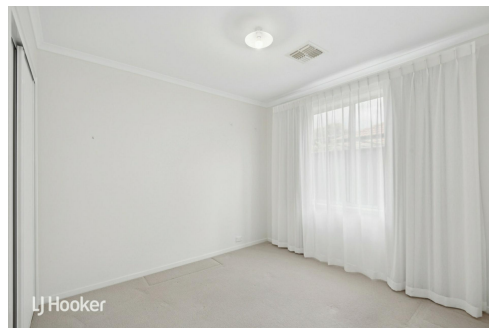
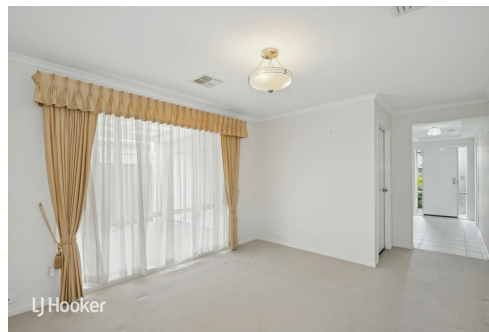
**Nick Ploubidis 0423 840 514**

Principal | Auctioneer | [nploubidis@ljhkensingtonunley.com.au](mailto:nploubidis@ljhkensingtonunley.com.au)

**LJ Hooker Kensington | Unley (08) 8431 6088**

295 Kensington Road, KENSINGTON PARK SA 5068

[kensingtonunley.ljhooker.com.au](http://kensingtonunley.ljhooker.com.au) | [reception@ljhkensingtonunley.com.au](mailto:reception@ljhkensingtonunley.com.au)



**Disclaimer:** 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.

**LJ Hooker Kensington | Unley  
(08) 8431 6088**



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