

Happy Valley, 7 Greenbriar Avenue

Enjoy Tranquil Living with Expansive Green Outlooks and Scenic Surroundings

Welcome to 7 Greenbriar Ave, a home that perfectly blends contemporary elegance with practical living in one of Happy Valley's most desirable locations. Whether you're a downsizer seeking low-maintenance luxury, a growing family in need of space, or an investor looking for strong potential, this residence offers it all. Expansive living areas, and an exceptional outdoor entertaining space make this home a versatile choice for those looking for both comfort and style, with room to grow or add value.

This residence boasts three generously proportioned bedrooms, including a master suite with a sophisticated walk-in robe, and a beautifully appointed two-way bathroom designed with timeless finishes. The open-plan kitchen and dining areas are bathed in natural light, creating a warm and inviting space. Seamlessly flowing into the tranquil living area, this space offers a harmonious environment for both quiet moments and lively gatherings. The outdoor entertaining area, framed by lush landscaping, is perfect for hosting friends and



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For Sale
Contact Agent

View
ljhooker.com.au/4Z7FFE8

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family, while the low-maintenance gardens ensure effortless enjoyment year-round. A lock-up shed provides additional storage, ensuring the home remains as functional as it is stylish.

Features You'll Love:

- 3 elegantly designed bedrooms, including a master with a walk-in robe and contemporary finishes
- Expansive open-plan living and dining area that flows seamlessly into the outdoor entertaining space
- Modern kitchen equipped with premium stainless steel appliances, induction cooktop, a dishwasher, and generous storage
- Two living areas, perfect for both family relaxation and entertaining guests
- Outdoor entertaining area with a covered pergola, ideal for all-season gatherings
- Two-way bathroom, thoughtfully designed with updated finishes
- Reverse cycle air conditioning, ensuring year-round comfort
- Plantation shutters in both the lounge and master bedroom
- Low-maintenance front and rear gardens, perfect for a care-free lifestyle
- Premium fixtures and fittings throughout the home
- Enclosed carport with drive-through access for added convenience

Nestled in a prime location, this home offers unrivaled convenience, with easy access to Happy Valley Shopping Centre, prestigious local schools, and tranquil parks, making it ideal for families seeking the perfect balance of serenity and accessibility. Excellent public transport links and close proximity to Flinders Medical Centre further enhance the appeal of this outstanding property.

Whether you are a first-time buyer or seeking to upgrade to a more refined lifestyle, 7 Greenbriar Ave offers everything you need to elevate your living experience. Seize this rare opportunity to own a distinguished property in a premium location.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 Donna Farquhar on 0461 363 915.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322



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More About this Property

Property ID	4Z7FFE8
Property Type	House
Land Area	375 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining

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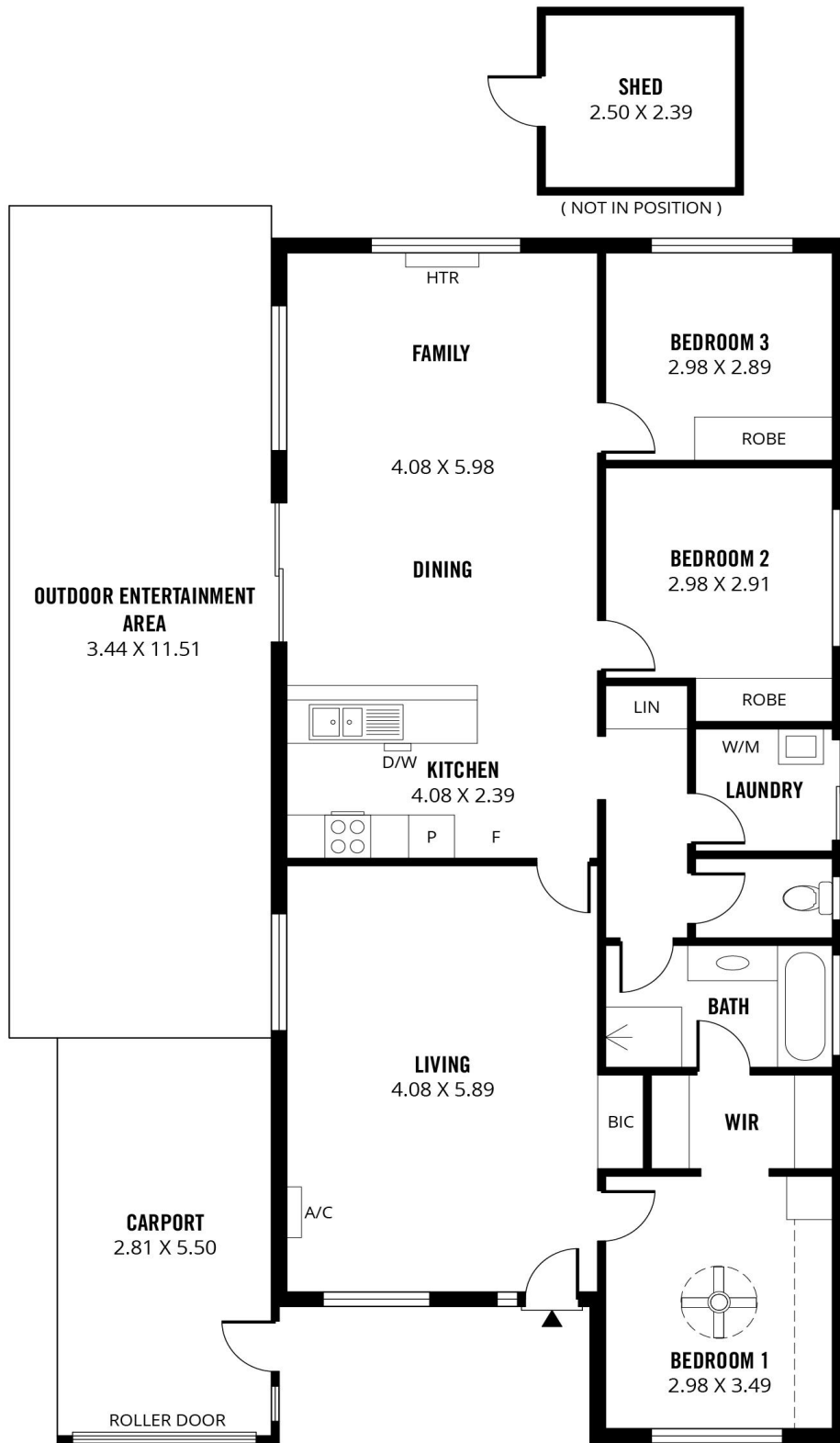
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181m²

TOTAL

118m²

Living

7m²

Shed

16m²

Carport

40m²

Outdoor Ent. Area



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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