



13A Barns Avenue, Highbury

A Place to Call Home

Step inside and be welcomed by an impressive sense of space, with a grand entrance and 2.7m ceilings creating an immediate feeling of openness and light. Offering three bedrooms and two bathrooms, this modern home combines practical living with contemporary style, providing the perfect foundation for its next owners to add their own personality and make it feel like home.

The spacious feel continues throughout, with two separate living areas offering plenty of flexibility for families, entertaining or simply having space to relax and unwind. At the heart of the home, the open-plan kitchen, dining and living area is filled with natural light, with three large windows overlooking the space and creating a bright and inviting central hub for everyday living.

Key Features

- Spacious master bedroom with private ensuite
- Freshly laid carpet throughout the bedrooms and formal living area
- Low-maintenance tiled flooring through the entrance, kitchen and dining areas
- New downlights throughout for a fresh and modern feel
- Well-appointed kitchen with gas cooking and dishwasher
- Gas hot water
- Generously sized laundry with plenty of storage

3 2 1

FOR SALE

\$849,000 - \$879,000

VIEW

Sun 27th Sep @ 12:00PM - 12:30PM

AGENTS

Donna Staines
0456 844 103
donnas@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.



- Year-round comfort with evaporative cooling and gas wall heating
- Main bathroom complete with a relaxing spa bath
- Secure internal access from the garage
- Automatic roller door for added convenience

Whether you're taking your first step into the market, looking to upsize, planning to downsize or searching for a smart investment, this home offers the versatility to suit a range of lifestyles.

Ideally located close to major shopping at Tea Tree Plaza, with local cafés, restaurants and public transport all just minutes away, you'll have everything you need right at your fingertips. With both public and private schooling also just minutes away.

Offering space, comfort, functionality and convenience, this is a home that truly deserves your inspection.

Call Donna Staines today - 0456 844 103

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	2DWCGJU
Property Type	House
House Size	160 m2
Land Area	342 m2

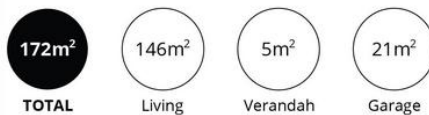
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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