

## Highbury, 31 Landscape Crescent

### Lifestyle Family Home

Auction Location: on-site

This impressive solid brick family home offers incredible versatility with its adaptable floorplan spanning two levels to effortlessly accommodate large families and extended family living.

The lower level opens with grand double doors into a spacious timber floored entry foyer. Here you will find a bedroom, a well appointed eat-in kitchen, bathroom, study and storeroom. The family room with a large, fully equipped built-in bar has sliding doors that lead out to the rear garden. A gym area and large theatre/entertainment room with fully equipped underground cellar complete this level.

5 3 3

#### For Sale

Contact Agent

#### View

[ljhooker.com.au/2B43FDZ](http://ljhooker.com.au/2B43FDZ)

#### Contact

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**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 St Peters**  
**(08) 8362 8008**

On the upper level is a fully renovated main bathroom with freestanding bath, additional powder room and four bedrooms – the master suite with walk-in robe and ensuite. The enormous living room on this floor offers sweeping views of the Adelaide Hills, CBD and coastline. An adjacent formal dining / family room seamlessly connects to the modern eat-in kitchen which also features sliding door access to the rear balcony. The landing at the top of the stairs leads to double doors providing access to the front balcony which also takes in views of the Adelaide Hills.

This exceptional property is situated on 1083sqm (approx) with saltwater swimming pool, single remote-controlled garage with internal access and driveway access to a double garage in the rear yard.

Nestled in a quiet neighbourhood, a short stroll to Linear Park and spoilt for choice with numerous shopping options including Dernancourt Shopping Centre and Tea Tree Plaza. Located 20mins from the city this unique family home offers an envious quality lifestyle.

Notable features:

- Ducted and zoned air conditioning
- 5kw solar system
- Cellar with gas lift door
- Wet bar with granite countertops, LED under-bar lighting, overhead glass rack, spirit dispenser, built-in cupboards and shelving
- Solar-tinted privacy film to upstairs living areas

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team to discuss our exclusive offer to landlords until the 31/12/23

**\*\*** 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 advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015



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## More About this Property

|               |                     |
|---------------|---------------------|
| Property ID   | 2B43FDZ             |
| Property Type | House               |
| Land Area     | 1083 m <sup>2</sup> |

### Marie Brus 0418 844 502

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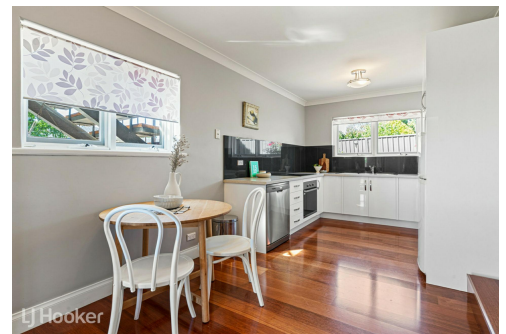
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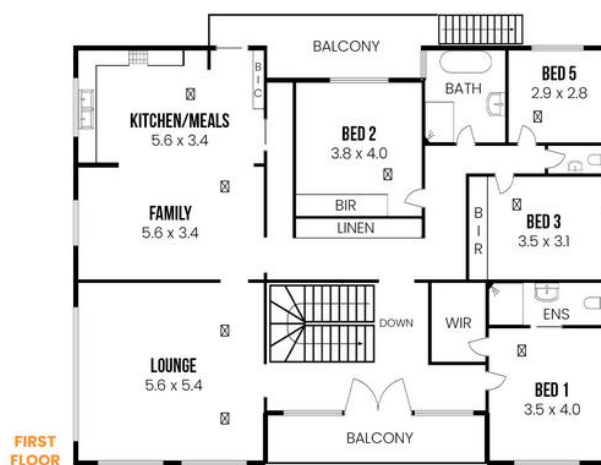
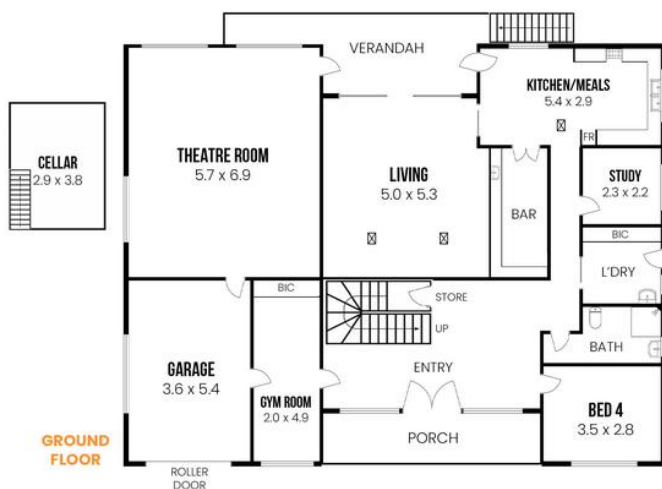
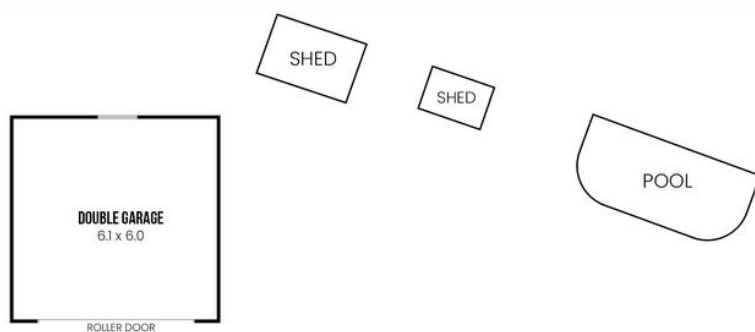
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### 31 Landscape Crescent, Highbury SA 5089

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