

# Highbury, 8 Woodland Court

## Return Veranda Villa with Bluestone Slate Facade

Auction Location: Onsite (USP)

Discover your dream home in this exquisite return veranda villa, highlighted by a captivating bluestone slate facade that makes a stunning first impression.

Features we love:

- Spacious main bedroom designed for comfort with a walk-in robe and ensuite.
- Luxurious main bathroom featuring elegant heritage style tiles
- Kitchen including quality stainless steel appliances is a modern culinary haven, perfect for both everyday cooking and entertaining
- Complete with 4 wall-mounted TVs providing convenience and style for the entire family.
- Expansive dining area creating the ideal setting for memorable gatherings
- Solid European oak timber floorboards with feature strips.
- Relax all year round with ducted reverse cycle air conditioning and gas heating.

4 2 6

**For Sale**  
Sold by Dominic Mammone ph. 0411 478 167

**View**  
[ljhooker.com.au/HZ9H67](http://ljhooker.com.au/HZ9H67)

**Contact**  
**Dominic Mammone**  
0411478167  
[dmammone@ljhfp.com.au](mailto:dmammone@ljhfp.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 Flinders Park**  
**(08) 8352 1155**



- Impressive allotment of approximately 860 square meters, offering ample space for outdoor living
- Gorgeous, professionally landscaped front and rear gardens, paved patio & pergola area, perfect for entertaining family and friends
- Large garage with power, providing both storage and versatility
- Convenient off-street parking for up to six vehicles and large garage with power

This is more than just a property, it is a lifestyle waiting to be embraced. Do not miss this rare opportunity to secure your ideal home!

To register your interest or to make an offer, click the link below:

<https://prop.ps//K2qvpDx5QUIP>

For more information contact Dominic Mammone on 0411 478 167

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 purchasers 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.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

RLA 215339

## More About this Property

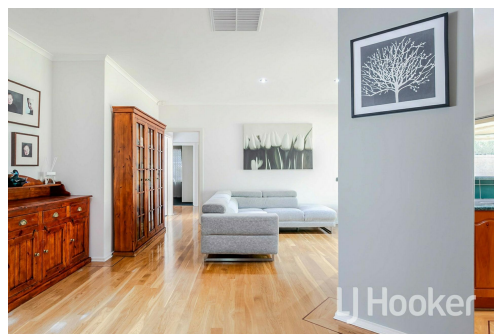
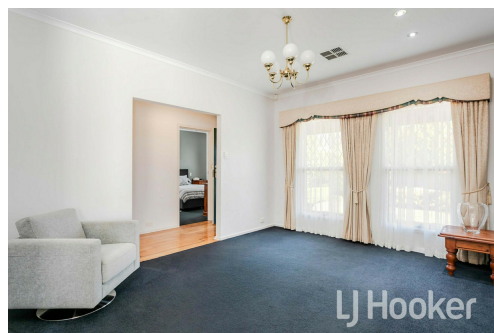
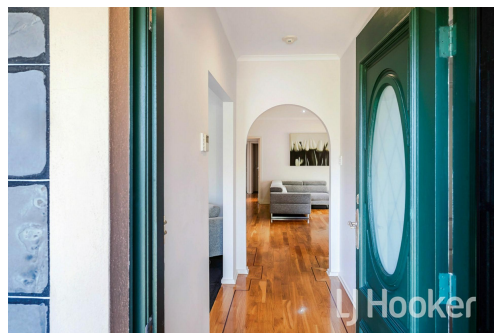
Property ID	HZ9H67
Property Type	House
Land Area	860 m2

**Dominic Mammone 0411478167**  
Property Consultant | Auctioneer | [dmammone@ljhfp.com.au](mailto:dmammone@ljhfp.com.au)

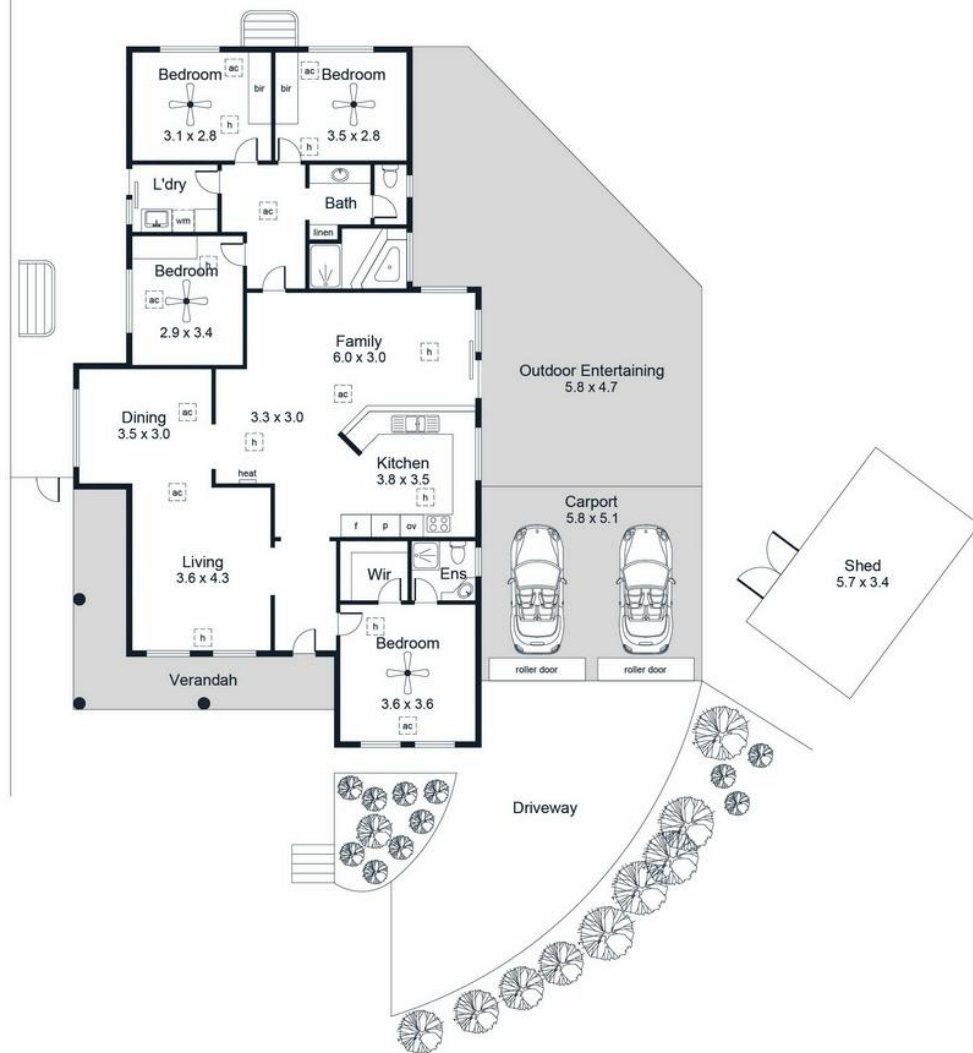
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Area (Estimate only)	
Living	143.0 m <sup>2</sup>
Outdoor Entertaining	59.0 m <sup>2</sup>
Carport	29.6 m <sup>2</sup>
Shed	19.4 m <sup>2</sup>
Verandah	15.6 m <sup>2</sup>
<b>Total</b>	<b>266.6 m<sup>2</sup></b>

For illustrative purposes only.  
All measurements are approximate