

## Highbury, 1/9 Duncan Crescent

Sold By Luke Mitchell & Doris He

3 1 1

Sold by Luke Mitchell & Doris He of LJ Hooker Adelaide Metro

This street facing gem offers the perfect blend of comfort and convenience, perfect for those seeking a balance of contemporary design and comfort.

As you step inside, you're greeted by a light filled open plan living, dining and kitchen area, designed for easy everyday living and entertaining. The modern kitchen, complete with ample bench space, flows seamlessly into the dining and living areas, making it perfect for hosting family gatherings or intimate nights in.

With three generous sized bedrooms, two featuring built-in robes, there's plenty of space for family members or guests.

The bathroom comes complete with a separate tub and shower, providing a perfect way to

**For Sale**  
\$590,000

**View**  
[ljhooker.com.au/2CEVFDZ](https://ljhooker.com.au/2CEVFDZ)

**Contact**  
**Luke Mitchell**  
0411 703 055  
[luke.mitchell@ljhadelaidemetro.com.au](mailto:luke.mitchell@ljhadelaidemetro.com.au)

**Doris He**  
0423 707 585  
[Doris.He@ljhadelaidemetro.com.au](mailto:Doris.He@ljhadelaidemetro.com.au)



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

**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.

unwind after a busy day in the office.

A private, low-maintenance rear yard offers the perfect space for outdoor relaxation, gardening or alfresco dining. The secure garage with internal access makes daily comings and goings easy and stress free.

**Key Features:**

- \* Walking distance to Highbury Primary School
- \*Open-plan living, dining and kitchen area
- \*Ducted reverse cycle air conditioning
- \*Three good sized bedrooms, two with built-in robes
- \*Secure garage with internal access
- \*Private rear yard, ideal for outdoor entertaining or relaxation

Situated in a quiet street, this home offers more than just comfortable living. At the end of your street you will find a reserve, perfect for a tranquil and leafy afternoon stroll. Not to mention being located near the Linear Park Trail and the picturesque River Torrens, great for weekend walks or bike rides. All this while being just a short commute to the Adelaide CBD.

You can't be too late to enquire but you can be too late to inspect, schedule your viewing today!

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

**\*\*** 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



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

**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.

## More About this Property

Property ID	2CEVFDZ
Property Type	House

### Luke Mitchell 0411 703 055

Sales Consultant | [luke.mitchell@ljhadelaidemetro.com.au](mailto:luke.mitchell@ljhadelaidemetro.com.au)

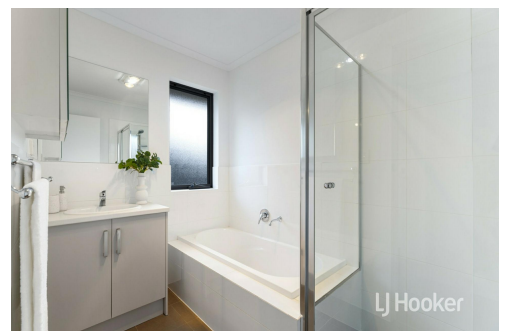
### Doris He 0423 707 585

Sales Consultant | [Doris.He@ljhadelaidemetro.com.au](mailto:Doris.He@ljhadelaidemetro.com.au)

### LJ Hooker St Peters (08) 8362 8008

2a Portrush Road, PAYNEHAM SA 5070

[stpeters.ljhooker.com.au](http://stpeters.ljhooker.com.au) | [stpeters@ljhadelaidemetro.com.au](mailto:stpeters@ljhadelaidemetro.com.au)



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

**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.



