



9 Emery Street, Hillcrest

Move-In Ready Comfort with Outdoor Flexibility

- Auction Thursday 2nd April at 5pm*

Positioned in a quiet street, this one owner home offers a practical and comfortable lifestyle suited to families, first home buyers or investors seeking a ready to enjoy opportunity.

Built in the early 2000s, the home features three bedrooms, two bathrooms and a central living area designed for easy everyday living. The thoughtful layout places the master bedroom privately at the rear of the home, creating a peaceful retreat that opens directly to a greenhouse space, perfect for those who enjoy gardening or a relaxing morning outlook.

The main living area flows effortlessly to the large side pergola leading through to the grassed backyard, providing a secure and usable outdoor space for children, pets or entertaining. The large under cover entertaining area offers an inviting spot for outdoor meals or weekend gatherings.

Completing the offering is a sizeable garden shed for storage and a well balanced floorplan that combines comfort with low maintenance

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.

3 2 1

FOR SALE

Auction - \$900,000 - \$990,000

VIEW

By Appointment

AGENTS

Luke Mitchell
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AGENCY

LJ Hooker St Peters
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appeal. Whether you are looking to move straight in or secure a solid investment, this home delivers practicality, flexibility and value.

What We Love:

- One owner home built in the early 2000's with a practical layout
- All bedrooms feature built-in robes
- Private master bedroom with ensuite and access to garden oasis
- Ducted evaporative a/c throughout
- Gas heater & reverse cycle split system air conditioner in living area -
- Grassed backyard flowing from the living area, ideal for families and pets
- Large 14m X 3m outdoor undercover entertaining area
- Quality Garden Master shed providing additional storage

Location doesn't get much better than this. With the wetlands and board walk close by, it's the perfect place for daily outdoor exercise or to relax on a Sunday morning with your family at the local cafe. Quality schooling options nearby, a short drive to Greenacres Shopping Centre, Northgate Shopping Centre and Tea Tree Plaza. Access to public transport on North East Road means it's a convenient location for CBD access!

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

MORE DETAILS

Property ID	2E2RFDZ
Property Type	House
House Size	147 m2
Land Area	412 m2
Including	Ensuite

Luke Mitchell 0411 703 055

Sales Consultant | luke.mitchell@ljhadelaidemetro.com.au

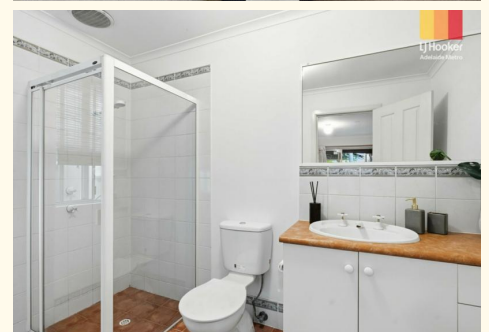
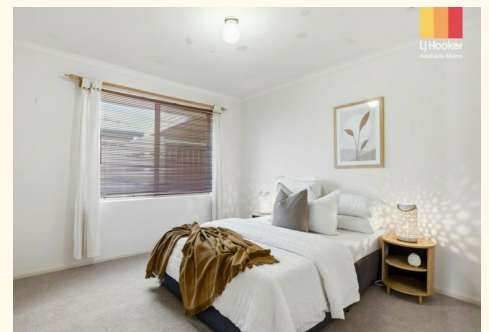
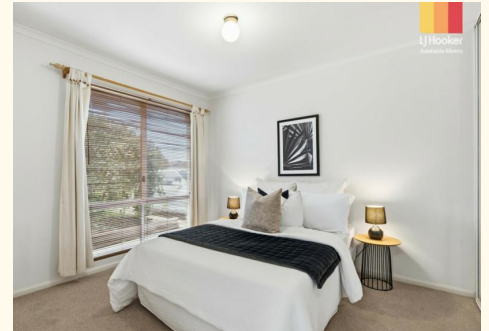
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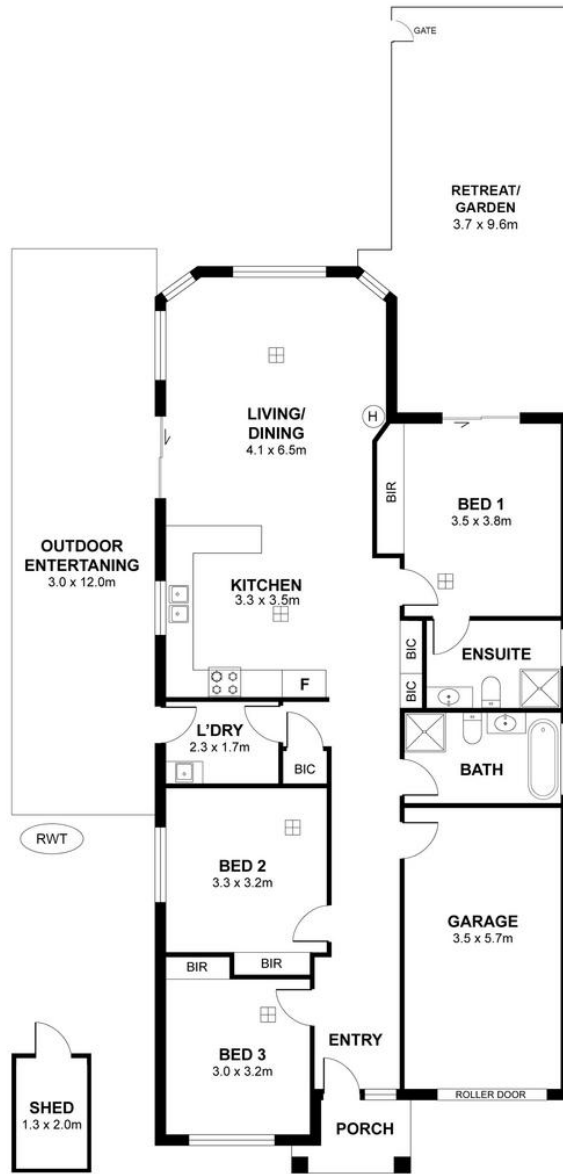
General Operations Manager / Corporate Auctioneer | troy.tyndall@ljhadelaidemetro.com.au

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9 Emery Street, Hillcrest, SA 5086

Disclaimer: The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.