



118a Crozier Avenue, Newton

2 🏠 1 🚿 1 🚗

Sold by Luke Mitchell of LJ Hooker Adelaide Metro

FOR SALE
Contact Agent

AGENTS

Luke Mitchell
0411 703 055
luke.mitchell@ljhadelaidemetro.com.au

Claude Buccella
0419 394 110
claud.buccella@ljhadelaidemetro.com.au

AGENCY

LJ Hooker St Peters
(08) 8362 8008

From the moment you step inside, this home feels warm, practical and ready to be lived in. The layout is designed for easy living, with a light-filled lounge at the front and a separate dining area where family meals and weekend catchups flow naturally.

The modern kitchen has everything you need to cook up a storm, while the tidy bathroom is neat and functional as is, it still offers scope for a future update to suit your style. Both bedrooms are well-proportioned, offering a quiet place to retreat at the end of the day.

Out the back, the pergola creates a sheltered spot for year-round entertaining. Imagine summer BBQ's, weekend coffees or watching the kids play in the yard. The attached garage adds convenience, privacy and secure internal access, while the low-maintenance gardens mean you can spend less time working and more time enjoying.

Life here is about more than just the home. Newton Village and local cafes are minutes away, reserves and playgrounds are just around the corner and a range of schools makes this an ideal location for families.

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**

With excellent public transport options and just 10km from the CBD, this home ticks all the boxes for lifestyle and convenience.

What we love:

- Torrens titled home
- Quiet, family friendly Cul-de-Sac
- Garage with internal access
- Spacious dining area and separate lounge room
- Ducted reverse cycle air conditioning
- 3-way bathroom for added convenience

This is a home that's ready for today, with room to grow tomorrow.

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.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	2DGWFDZ
Property Type	House
Land Area	369 m2
Including	Toilets (1)

Luke Mitchell 0411 703 055
Sales Consultant | luke.mitchell@ljhadelaidemetro.com.au
Claude Buccella 0419 394 110
Principal | claud.buccella@ljhadelaidemetro.com.au

LJ Hooker St Peters (08) 8362 8008
2a Portrush Road, PAYNEHAM SA 5070
stpeters.ljhooker.com.au | stpeters@ljhadelaidemetro.com.au





118A CROZIER AVENUE, NEWTON

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

