

## Newton, 9 Graves Street

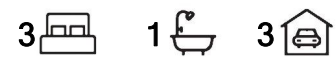
### Big Block, Big Potential!

\*Best Offers By Friday 26th Sep at 2pm\*

Set on an impressive 979m<sup>2</sup> approx. block with a 24.14m frontage, this classic three bedroom home presents a rare opportunity in one of Newton's most convenient and tightly held pockets. This double brick home offers flexibility with formal living and dining zones, the home offers the charm of yesteryear while inviting a fresh vision for the future.

The North facing rear ensures year-round natural light, creating an ideal foundation for future extensions, outdoor entertaining, or redevelopment (STPC). Flowing through the carport offers a versatile garage complete with its own kitchen and toilet, with potential to convert into a rumpus room, home office or the perfect man cave.

What we love:



**For Sale**  
Contact Agent

**View**  
By Appointment

**Contact**  
**Luke Mitchell**  
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**Claude Buccella**  
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- \*Expansive 979m2 block with wide 24m frontage
- \*North-facing rear, ideal for natural light and future entertaining
- \*Detached garage with kitchen and toilet
- \*Formal lounge, dining and separate living area

Newton is renowned for its balance of convenience and lifestyle. Just moments from Newton Village Shopping Centre, local cafes, eateries, day-to-day living couldn't be easier. Quality schooling options are close by, including Rostrevor College, Charles Campbell College and a selection of primary schools.

Families will also appreciate nearby parks, reserves and walking trails that bring the outdoors to your doorstep.

Excellent public transport options and proximity to the CBD make this home desirable for professionals, families and investors alike. Whether you're seeking a substantial family home site, a renovation project, or exploring development potential (STPC), this is a property that ticks every box.

You can never be too late to enquire but you can be too late to inspect! Contact Luke Mitchell today to learn more!

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 About this Property

Property ID	2DFPFDZ
Property Type	House
Land Area	979 m2
Including	Toilets (3)

**Luke Mitchell 0411 703 055**  
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**Claude Buccella 0419 394 110**  
 Principal | claud.buccella@ljhadelaidemetro.com.au

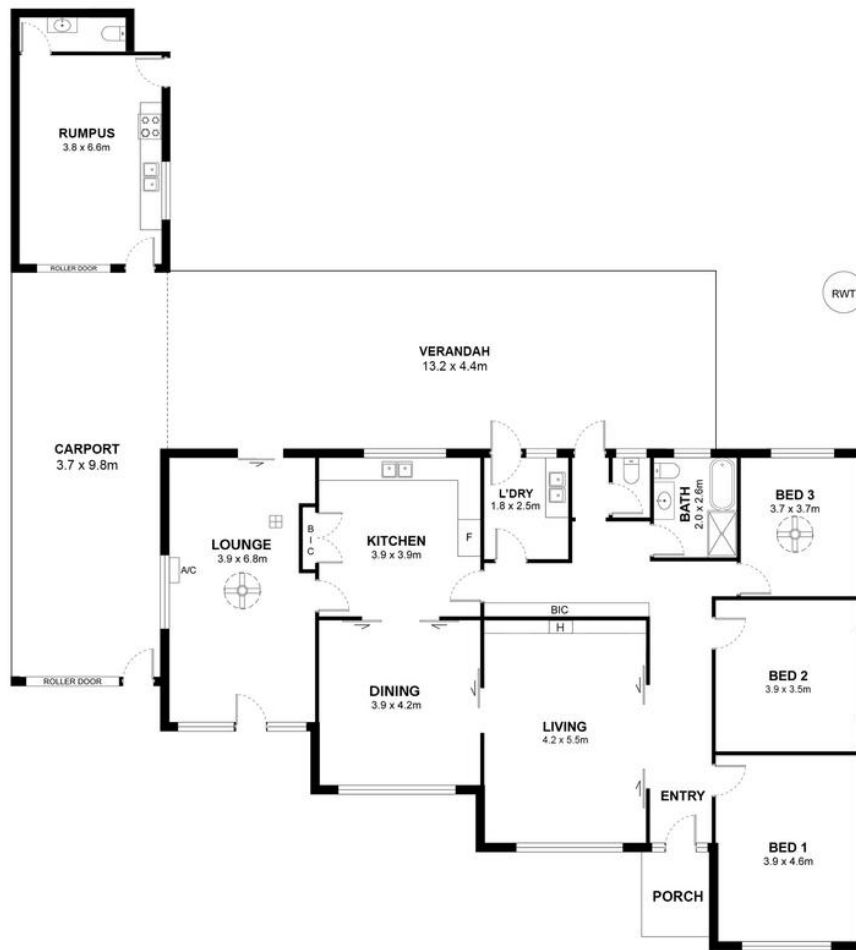
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**LJ Hooker St Peters**  
**(08) 8362 8008**



#### 9 Graves Street, Newton, SA 5074

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