



10 Barnes Avenue, Northfield




## Modern 3 Bedroom Home with North Facing Rear

Perfectly positioned in a convenient and family friendly location, this modern home, built in 2015 and set on approximately 350sqm presents an outstanding opportunity for homeowners, downsizers and savvy investors seeking a low maintenance, well located property.

Designed with functionality in mind, the home offers a flexible and practical floorplan comprising three generous bedrooms. Bedrooms two and three include built-in robes, while the master suite is complete with a walk-in robe and private ensuite. At the front of the home, a dedicated study area provides the ideal space for those working from home or adds further versatility for guests or tenants.

The home features two bathrooms, including a well designed three-way family bathroom with separate shower and wc, ideal for busy households or shared living.

At the heart of the home, the well appointed kitchen includes a walk-in pantry and dishwasher, overlooking the light filled family and meals area. This space flows seamlessly to the north facing paved alfresco entertaining area. Central to the home is a set of sliding doors leading out to a courtyard, an ideal second outdoor entertaining area.

3  2  1 

### AUCTION

Sat 9th May @ 11:00AM

### VIEW

Sat 25th Apr @ 12:00PM - 12:30PM

### AGENTS

Marie Brus  
0418 844 502

[marie.brus@ljhadelaidemetro.com.au](mailto:marie.brus@ljhadelaidemetro.com.au)

Mark Brus  
0408 389 544

[mark.brus@ljhadelaidemetro.com.au](mailto:mark.brus@ljhadelaidemetro.com.au)

### AGENCY

LJ Hooker St Peters  
(08) 8362 8008

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**

Designed for easy living, the low maintenance grounds make this an excellent option for downsizers wanting to simplify without compromise, while still enjoying space and comfort. Additional features include split system air conditioning and a single remote controlled garage with internal access, providing both comfort and convenience.

Investors will appreciate the strong rental appeal, low maintenance design and proximity to key amenities. Located within walking distance to parks and reserves and with easy access to shopping centres and public transport, this is a property that ticks all the boxes for tenants, downsizers and owner occupiers alike.

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	2E7DFDZ
Property Type	House
Land Area	351 m2
Including	Ensuite

### Marie Brus 0418 844 502

Sales Consultant | [marie.brus@ljhadelaidemetro.com.au](mailto:marie.brus@ljhadelaidemetro.com.au)

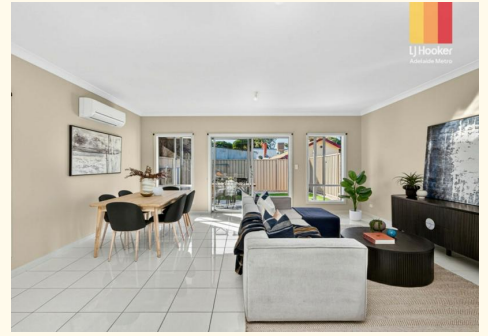
### Mark Brus 0408 389 544

Sales Consultant | [mark.brus@ljhadelaidemetro.com.au](mailto:mark.brus@ljhadelaidemetro.com.au)

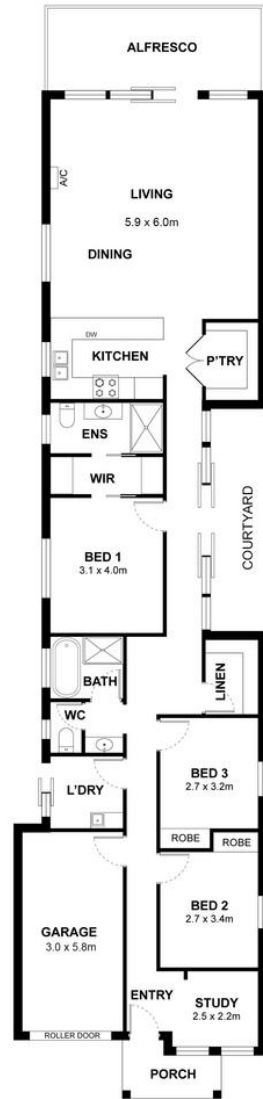
### LJ Hooker St Peters (08) 8362 8008

2a Portrush Road, PAYNEHAM SA 5070

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



RWT



Living: 164m<sup>2</sup>  
Garage: 20m<sup>2</sup>  
Alfresco: 17m<sup>2</sup>  
Porch: 4m<sup>2</sup>  
**Total: 205m<sup>2</sup>**



**10 Barnes Avenue, Northfield, SA 5085**

**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.