

## Northfield, 30a North Avenue

Stop The Search, Your New Home Awaits!

BEST OFFERS BY MONDAY 24TH FEBRUARY 2025, UNLESS SOLD PRIOR

If you've been searching for an ultra-modern, high-quality, near-brand-new home in a prime location, your search ends here!

Originally constructed in 2022 and meticulously planned, this home's design has been carefully thought out and executed to perfection, leaving you with a remarkable residence where the only thing left to do is move in and start enjoying everything it has to offer.

Features you will love:

- \* Three generous bedrooms
- \* Master with spacious walk-in robe and ensuite featuring floor-to-ceiling tiles and a stone benchtop
- \* Flexible floor plan with multiple living areas



**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.

**SOLD**



**For Sale**

Best Offers by 24th February 2025 (USP)

**View**

[ljhooker.com.au/2BCFGJU](http://ljhooker.com.au/2BCFGJU)

**Contact**

**Ryan Graham**

0400 912 287

[ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

**LJ Hooker Greenwith | Golden Grove  
| Mawson Lakes | Modbury  
(08) 8289 6660**

- \* Ducted, zoned reverse-cycle heating and cooling for year-round comfort
- \* 2.7m ceiling height throughout, with a vaulted ceiling in the main living area
- \* LED downlights installed throughout the home
- \* Three-way bathroom with stone benchtop, large shower with niche, and floor-to-ceiling tiles
- \* Light-filled, open-plan living - an ideal spot to entertain
- \* Spacious kitchen including butler's pantry, Westinghouse dishwasher, stone benchtops, 900mm gas cooktop, electric oven, large fridge cavity, glass-window splashback, and breakfast bar with pendant lighting
- \* High-quality, easy-care floor tiles installed throughout the main living areas
- \* Generous alfresco area and rear yard with provisions for an outdoor kitchen - perfect for hosting a family BBQ!
- \* Easy-care, low-maintenance front and rear yards
- \* Ample secure off-street parking with a single garage featuring an automatic roller door

A home where no stone has been left unturned - this is a rare opportunity to secure a premium property in a sought-after location, where everything you need is only moments away!

Located within close proximity to multiple shopping centres, including Lightsview Village, Greenacres Shopping Centre, Northpark Shopping Centre, and Sefton Plaza.

Situated just moments from several quality schools, including Northfield Primary, Roma Mitchell Secondary College, and Cedar College. With public transport within walking distance, commuting to the Adelaide CBD is effortless!

With high-quality homes in short supply, this one won't last long! Register your interest with Ryan Graham today to ensure you don't miss out on this gem!

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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516



**LJ Hooker Greenwith | Golden Grove  
| Mawson Lakes | Modbury  
(08) 8289 6660**

**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

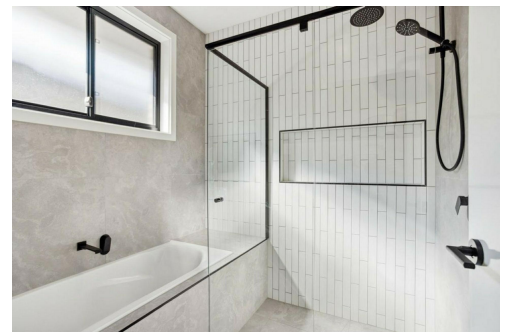
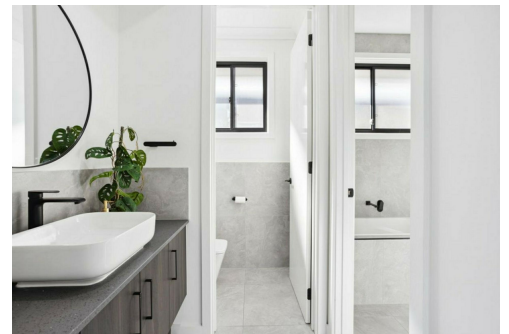
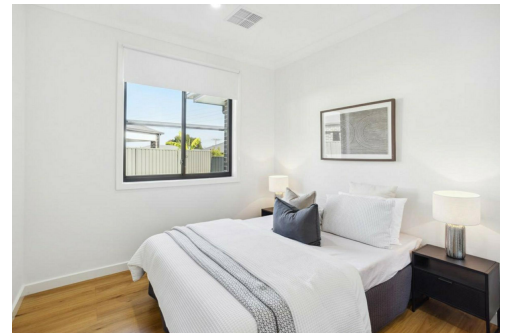
Property ID	2BCFGJU
Property Type	House
House Size	182 m <sup>2</sup>
Land Area	400 m <sup>2</sup>

**Ryan Graham 0400 912 287**

Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660**

North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[greenwithgoldengrove.ljhooker.com.au](http://greenwithgoldengrove.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)



**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.

**LJ Hooker Greenwith | Golden Grove  
| Mawson Lakes | Modbury  
(08) 8289 6660**



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by The Fotobase Group