



6 Sevenhill Way, Northgate

A Picture-perfect Home, in a Picture-perfect Location!

Auction Location: 6 Sevenhill Way, Northgate SA 5085

Built in 2005, this 4 bedroom family home is situated on a convenient corner block (483m² approx.) just moments to nearby Leopold Conrad Reserve and Lake perfect for evening walks or to explore with family. From the moment you arrive, this beautifully presented home delivers a sense of calm and space and appeals to both buyers who may be looking to downsize or those upsizing their families tapping into quality schools and amenities available nearby.

The heart of the home centres around an inviting open-plan kitchen and dining area with soaring ceilings in the main living area create an immediate wow factor, enhancing the home's sense of openness and architectural appeal, allowing a seamless flow to the paved outdoor entertaining space, perfect for long lunches, evening drinks or simply enjoying the peaceful surrounds. Additional second living area perfect for parents retreat in the evenings.

Features Include:

- Four bedrooms, spacious master with walk in wardrobe and ensuite

4 2 2

FOR SALE

Auction - Saturday, February 14th at 2:00pm

AGENTS

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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

- Bedrooms 2 and 3 with built in wardrobes
- Bedroom 4/study with built in storage cupboards/drawers
- Multiple living rooms, front living with two-way access
- Open plan kitchen/dining
- Living room with 3m vaulted ceilings, 2.7m high ceilings and LED downlights throughout the home
- Ducted reverse cycle heating and cooling
- Kitchen with gas cooktop, oven, dishwasher and breakfast bar
- Bathroom with tub, separate toilet/vanity, built in cupboards and drawers
- Paved outdoor entertaining with pitch roof pergola
- Solar panels x2 systems, plus 1 battery
- Double automatic roller door garage, with internal access to home and built in shelving
- Lemon, lime and orange trees

Positioned in a quiet, well-regarded pocket of Northgate, this home combines timeless design, functionality and lifestyle, ideal for families, professionals or those seeking a quality home they can simply move into and enjoy.

Only moments from Cedar College, Vickers Vimy Reserve and Woolworths Northgate, with the Adelaide CBD approximately a 20-minute drive away, this is a location that truly delivers on lifestyle and convenience.

Enquire Today!

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and

MORE DETAILS

Property ID	2CW3GJU
Property Type	House
House Size	203 m ²
Land Area	483 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Built-in-Robes Secure Parking Fully Fenced Solar Panels



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250m²

TOTAL

171m²

Living

41m²

Verandah

36m²

Garage

2m²

Porch

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.

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