



Novar Gardens, 19 Troon Street

Sold Prior To Auction

3 1 3

This charming three-bedroom house presents an incredible opportunity for those dreaming of a family friendly lifestyle in a highly sought after suburb. Built in 1966 and well-maintained over the years, the residence is nestled on an ample 609sqm (approx.) parcel of land in the delightful area of Novar Gardens. The house is ideally located minutes from the prestigious Immanuel College, vibrant Glenelg beach, bustling local shops, Adelaide Airport, and the CBD, offering an unbeatable blend of serene suburban atmosphere with easy access to urban amenities.

The property's thoughtful layout ensures comfort and functionality throughout its spacious domains. Double French doors in the lounge/formal dining area provide a seamless flow to a private and secure backyard, perfect for outdoor relaxation and entertaining. Natural light illuminates a cheerful kitchen equipped with an electric stove and overlooks a cozy family meals area. Both the master bedroom and second bedroom come with the convenience of built-in robes. The bathroom is complemented by a separate shower room to

For Sale

Auction | Sat 18th May at 1pm On Site (USP)

View

ljhooker.com.au/4XV6FE8

Contact

Frank Azzollini

0419 849 037

franka@ljhookerwestlakes.com.au

Donna Farquhar

0461 363 915

donna@ljhookerwestlakes.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 West Lakes | Henley Beach
(08) 8347 3666

accommodate the morning routines effortlessly - a bonus for a busy household. The three-car garage serves as an optimal space for vehicles or can be transformed into an ideal workshop, studio, teen retreat, or games room to suit various needs.

Key features of the property include:

- Three generously sized bedrooms
- Built-in robes in the master and second bedrooms providing ample storage
- A single well-appointed bathroom with a totally separate shower room
- Light-filled kitchen with electric stove and adjacent family meals area
- Air conditioning, ducted cooling, and heating ensuring climate control year-round
- A three-car garage with versatility
- Additional tool shed for extra storage
- Prime location close to schools, shops, and transport facilities

The marriage of convenience, character, and comfortable living makes this house an attractive asset. Its propensity to blend into any lifestyle, thanks to its prime location and well-considered facilities, is undeniably appealing for families, professionals, and investors alike. A viewing is recommended to truly appreciate what this delightful home in Novar Gardens has to offer.

For more information about the property, please contact Frank Azzollini on 0419 849 037 or Donna Farquhar on 0461 363 915.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

More About this Property

Property ID	4XV6FE8
Property Type	House
Land Area	609 m ²

Frank Azzollini 0419 849 037

Licensee/Director | franka@ljhookerwestlakes.com.au

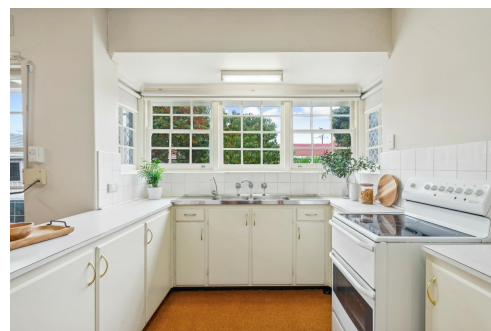
Donna Farquhar 0461 363 915

Property Specialist | donna@ljhookerwestlakes.com.au

LJ Hooker West Lakes | Henley Beach (08) 8347 3666

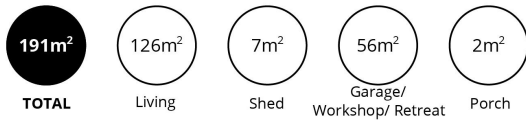
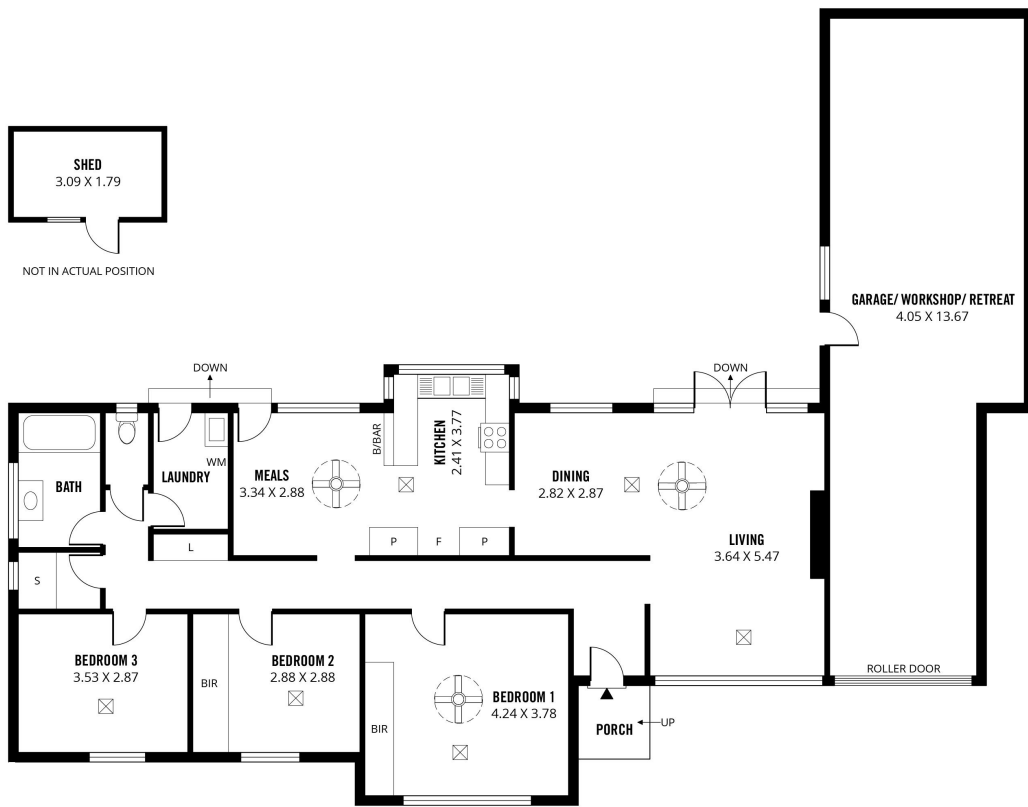
139 Tapleys Hill Road, SEATON SA 5023

westlakes.ljhooker.com.au | hello@ljhookerwestlakes.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 West Lakes | Henley Beach
(08) 8347 3666**



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