



SOLD



Renown Park, 5A St Johns Avenue

Brand new Torrens Tiled home



A unique offering, a brand new home in a sought after location. Built by Hickinbotham Homes, and with many quality features throughout, this property will have something for everyone!

Both boasting two separate living areas, one towards the front of the dwelling plus the open plan living and dining area adjacent to the kitchen, three good sized bedrooms, the master bedroom features a walk-in wardrobe and ensuite. Built in wardrobes are fitted to bedrooms two and three.

The kitchen is equipped with quality appliances, including a gas cooktop and dishwasher as well as a sizable walk-in corner pantry. The main bathroom has a separate powder room and WC for convenience, as well as a bathtub. The laundry offers plenty of storage and cupboard space, with external access. The spacious family and meals area overlooks the alfresco which offers the ideal entertaining zone.

For Sale
\$970,000

View
ljhooker.com.au/WXYHDM

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LJ Hooker Mile End | Woodville
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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.

The home offers off-street parking, within a single garage with panel lift door.

The lifestyle this location offers is unbeatable, with sporting grounds and playgrounds within walking distance, plus shopping is made easy with Churchill Centre close by which includes a Costco, Coles and other boutique shops. Prospect Road is close by for an almost endless array of restaurants and cafes to explore, plus quick access to North Adelaide and the CBD for shopping at Rundle Mall or exploring the ever growing selection of bars and restaurants.

First Home Owners Grant is available, please refer to the Revenue SA website for eligibility criteria and further information*.

Key Features

- Brand new home, almost complete!
- Two separate living areas
- Kitchen with quality Westinghouse appliances, walk in pantry and plumbed fridge provisions
- Master bedroom with walk in wardrobe and ensuite
- Beds 2 and 3 with wardrobes
- Bathroom with separate powder room and WC
- Laundry with ample storage
- Alfresco entertaining area
- Single garage with panel lift door
- Reverse cycle air conditioning
- Laminate floorboards to main living area and kitchen
- Floor to ceiling tiles in the bathrooms
- Cosy carpets to bedrooms

Specifications

Title: Torrens Titled

Year built: 2024

Land size: 332sqm (approx)

Council: City of Charles Sturt

Council rates: TBC

ESL: TBC

SA Water & Sewer supply: TBC

*The First Home Owner's Grant is offered by RevenueSA and is subject to eligibility criteria as determined by RevenueSA. Prospective purchasers must make their own enquiries.

The vendor and the agent make no representation in relation to the Property or Purchaser's eligibility to obtain the grant.

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain



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their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

More About this Property

Property ID	WXYHDM
Property Type	House
Land Area	332 m2
Including	Built-in-Robes Close to Schools Close to Shops Close to Transport

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This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.