



Richmond, 16A Shaw Avenue

Sublime Modern Courtyard Home in Prized School Zones

Contemporary, easy-care living with a hint of luxury, perfectly situated in a highly desirable school zone.

This modern home boasts a spacious floorplan which features three good sized bedrooms all with ceiling fans, the master includes a walk-in wardrobe with built-in cabinetry and an ensuite which features floor to ceiling tiles. The two remaining bedrooms both have built-in wardrobes. A central main bathroom features a bathtub and separate WC, and the laundry includes ample bench and cupboard space.

The main living room has large windows which fill the space with natural light. The kitchen adjacent is set up with entertaining in mind, with a spacious floor area, ample bench space including a breakfast bar for casual dining, a gas cooktop and dishwasher. A formal dining area just across from the kitchen also features a built-in study area, ideal for working from home.

3 2 2

For Sale
\$865,000

View
ljhooker.com.au/MCGHDM

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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.

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The gardens are simple and easy to care for, with garden beds in the back yard, and a fully fenced front yard with stones, which could easily be replaced with lawn in the future. The home offers ample off-street parking including a garage and driveway parking.

Nestled halfway between the city and the sea, this home is just moments from Cowandilla Primary School and Tenison Woods Catholic School, while also being zoned for the highly sought-after Adelaide High and Adelaide Botanic High School. Positioned in the heart of Richmond, you'll enjoy easy access to a selection of local cafes, including Devour Cafe Patisserie and Karma and Crow, as well as a range of amenities stretching from Richmond Road to Sir Donald Bradman Drive and beyond.

Key Features

- Sun-filled living room at the front of the home
- Kitchen includes a gas cooktop, dishwasher and ample storage and bench space
- Formal dining room with a built-in desk
- Enclosed family room with ceiling fan and courtyard access
- Master bedroom with walk in wardrobe and ensuite
- Bedrooms two and three both include built-in wardrobes
- Central main bathroom with a bathtub and separate WC
- Laundry fitted with ample bench and cupboard space
- Ceiling fans to all bedrooms and family room
- Paved courtyard, ideal for entertaining
- Off-street parking including a secure garage and driveway parking
- Fully fenced front yard
- Simple gardens including garden beds and white stones in the front yard
- Easy care tiles throughout main living areas, floating floorboards to bedrooms

Specifications

Title: Torrens Title

Year built: 2012

Land size: 274 sqm (approx)

Council: City of West Torrens

Council rates: \$1,250.20pa (approx)

ESL: \$141.20pa (approx)

SA Water & Sewer supply: \$176.57pq (approx)

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 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



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More About this Property

Property ID	MCGHDM
Property Type	House
Land Area	274 m2
Including	Ensuite Air Conditioning Close to Schools Close to Shops Close to Transport Roller Door Access Window Treatments

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

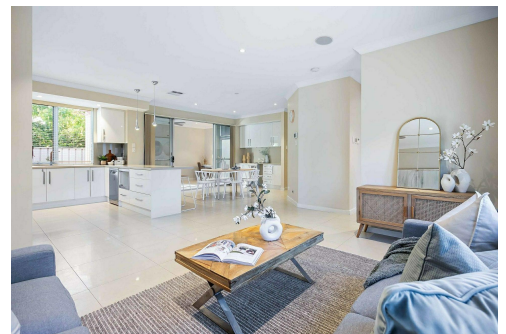
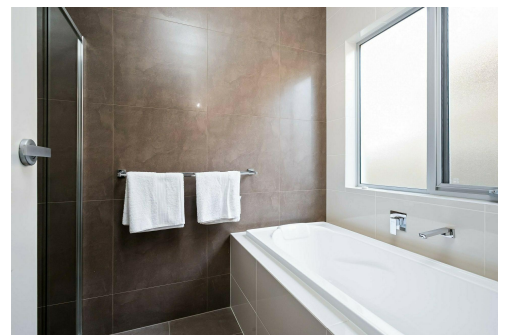
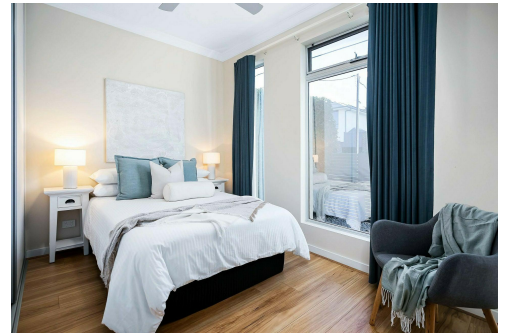
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