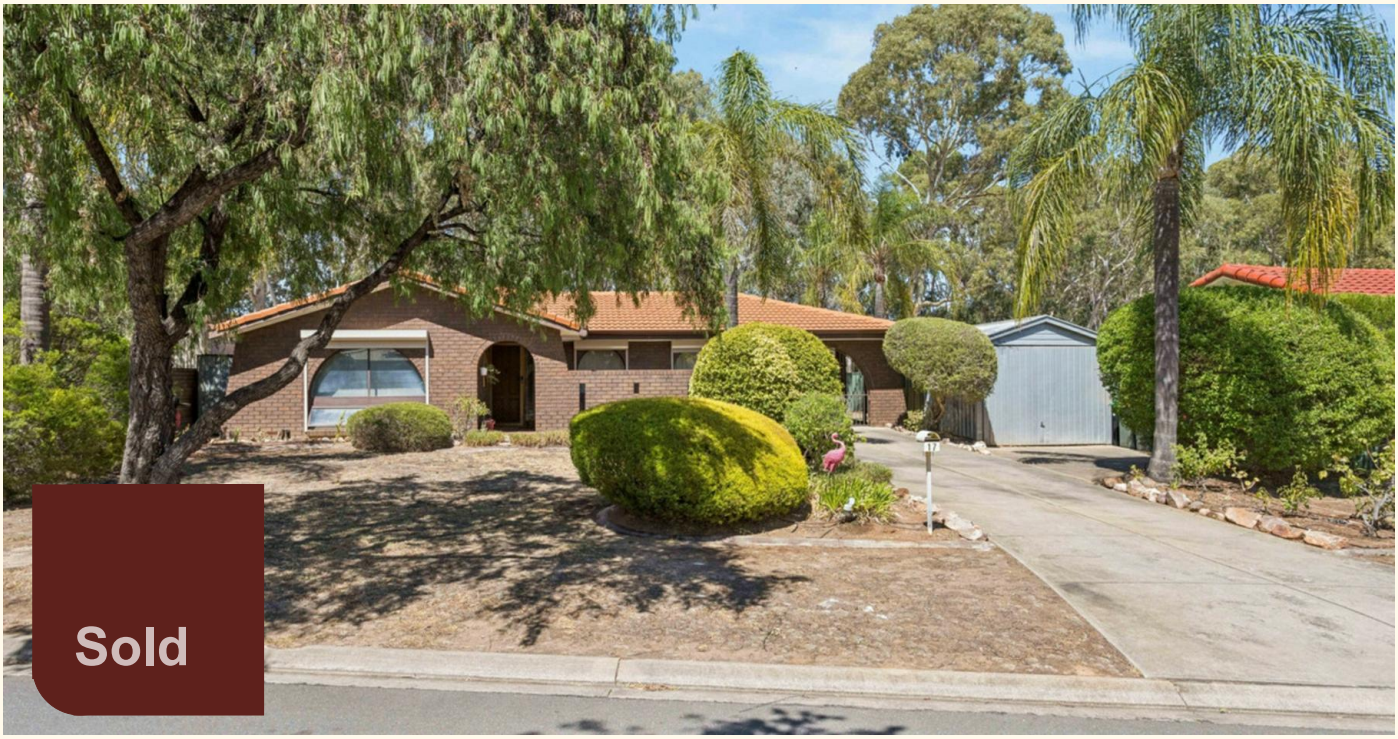








17 Uthwatt Court, St Agnes

Family Comfort Meets Future Potential

Tucked away in a quiet court setting, 17 Uthwatt Court, St Agnes presents an outstanding opportunity to secure a solid 1980-built home on a generous 600sqm (approx.) allotment with an impressive 24m (approx.) street frontage. Offering approximately 153sqm of well-designed living, this three-bedroom residence delivers space, flexibility and exciting potential for the future.

Designed for comfortable family living, the home features multiple living zones, a renovated two-way bathroom and a seamless indoor-outdoor flow to a generous paved entertaining area. With rear access to a tree-lined walking trail and seasonal creek, this is a lifestyle opportunity perfectly suited to first home buyers, renovators, investors or developers seeking their next project.

Key Features:

- Built in 1980 on a 600sqm (approx.) allotment
- Wide 24m (approx.) street frontage
- Approx. 153sqm of internal living space
- Three well-proportioned bedrooms
- Master bedroom with walk-through wardrobes to renovated two-way bathroom

3 1 2

FOR SALE
$825,000 - $875,000

AGENTS
Peter Brown
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AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

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

- Bedrooms 2 and 3 with built-in wardrobes
- Light-filled front lounge room
- Separate dining area adjoining updated kitchen
- Updated kitchen with modern cupboards and benchtops and skylight
- Stainless steel gas oven and cooktop
- Tiled second living area/family room/pool room with built-in bar
- Generous outdoor paved entertaining area
- Roller shutters on front of house
- Undercover carport plus secure garage/workshop and three additional off-street parks
- 12kW ducted reverse cycle air conditioning and gas hot water system

Positioned for convenience, the home is just moments from local cafés, shopping precincts, quality schools and public transport links providing easy access to Tea Tree Plaza. Enjoy the convenience of Westfield Tea Tree Plaza only minutes away for major retail, dining and entertainment, while Adelaide CBD is approximately 25 minutes (approx.) by car.

Whether you're looking to move straight in, renovate and add value, invest or explore future development potential (STCC), this well-located property offers flexibility, lifestyle and long-term upside in a tightly held pocket of St Agnes.

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 at the auction for 30 minutes before it starts.
RLA 208516











MORE DETAILS

Property ID	2D18GJU
Property Type	House
House Size	153 m2
Land Area	600 m2
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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SITE PLAN
(NOT TO SCALE)

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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