

## St Agnes, 29 Oregon Crescent

Low-Maintenance living in a Desirable Location



Auction: Onsite, Saturday the 7th of December at 10:00am

This beautifully maintained, 2014-built, Stirling home offers modern comforts and a convenient lifestyle, nestled in a peaceful, family-friendly neighbourhood. With its spacious layout, stylish features and prime location, this property is perfect for first homebuyers, downsizers or investors.

Features you'll love:

- \* Perfect for low-maintenance living without compromising on space.
- \* Master bedroom with walk-in robe and ensuite. Bedrooms two and three with built-in robes
- \* 2.7m high ceilings throughout offering a sense of space throughout the home.
- \* Ducted heating and cooling for all year-round comfort, plus ceiling fans throughout for added convenience.

**For Sale**  
\$685,000

**View**  
[ljhooker.com.au/2B1PGJU](http://ljhooker.com.au/2B1PGJU)

**Contact**  
**Peter Brown**  
0474 027 256  
[peterb@ljhsales.com.au](mailto:peterb@ljhsales.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.

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| Mawson Lakes | Modbury  
(08) 8289 6660**

- \* Entertainer's kitchen with quality stainless steel appliances, induction cooktop, dishwasher and walk-in pantry.
- \* Outdoor undercover entertaining area perfect for entertaining friends and family in a private, low-maintenance setting.
- \* 6.6 Kw Solar system with 13.3 kw battery and EV Smart charger 7KW with black out protection.
- \* Double garage with electric roller door offering secure parking and additional storage space.

This home offers a perfect combination of style, comfort and practicality in one of St Agnes' most desirable pockets. With easy access to shopping, public transport and just a short drive to the Adelaide CBD, this is an opportunity you won't want to miss. This property provides everything you need for a relaxed, convenient lifestyle. Move in and make it your own!

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

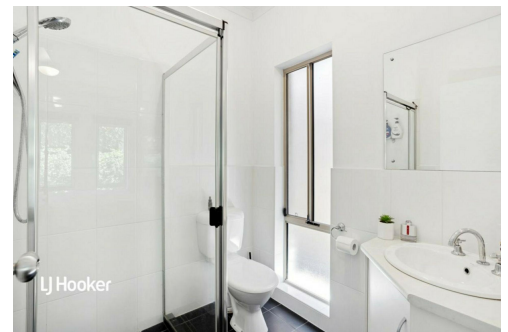
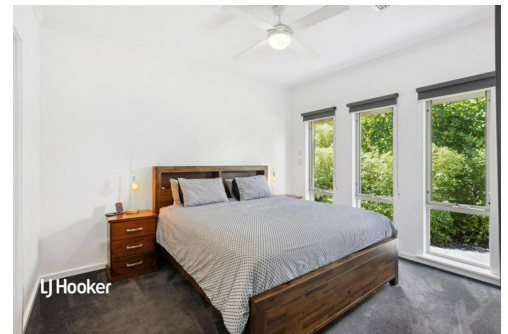
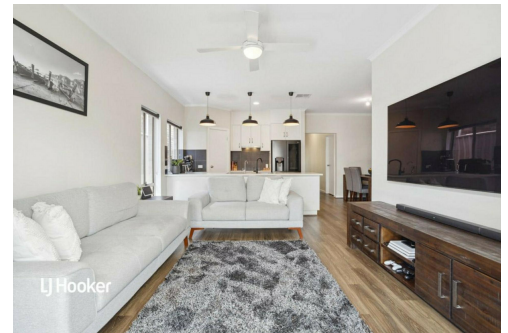
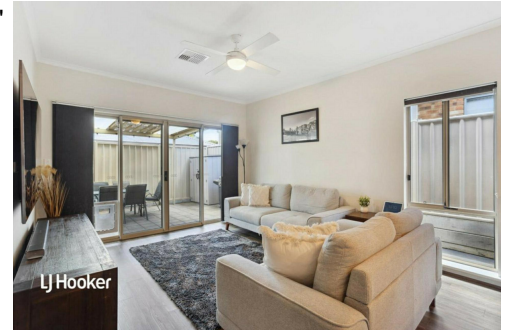
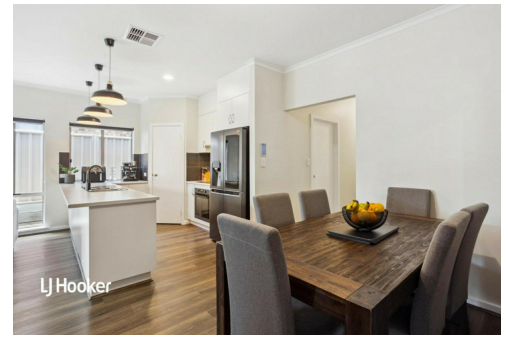
## More About this Property

<b>Property ID</b>	2B1PGJU
<b>Property Type</b>	House
<b>House Size</b>	135 m <sup>2</sup>
<b>Land Area</b>	280 m <sup>2</sup>
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Courtyard Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

**Peter Brown 0474 027 256**  
Sales Specialist | peterb@ljhsales.com.au

**LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660**

North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au



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## OREGAN CRESCENT

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. Produced by **The Fotobase Group**