

St Agnes, 37 Corbusier Drive

Make It Your Own!

Auction Location: Onsite

AUCTION: Onsite, Saturday the 9th of November at 11:00am

If you've been trying to enter the property market, stop searching and check this one out!

Situated in one of the most desirable pockets of St Agnes and set on approximately 635 sqm of easement-free land, this home, originally constructed in 1980, has been thoroughly loved and enjoyed by its current owner for over 30 years. However, the time has come to pass this family home on to the next owner, and your vision and ideas are welcomed. This is a genuine opportunity to make this home your own!

Features you'll love:

* Flexible floor plan with multiple large living areas



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.



For Sale

Auction (\$649,000)

View

ljhooker.com.au/2AXRGJU

Contact

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

- * Three bedrooms, with built-in robes in bedrooms 2 and 3
- * Ideal home office space with an additional study and separate toilet
- * New gas hot water service installed within the last 12 months
- * Ample storage throughout, including additional hallway storage
- * Spacious kitchen with a breakfast bar, electric cooktop, oven, and grill
- * Alarm system installed for peace of mind
- * Ducted evaporative cooling throughout
- * Split system heating and cooling in the main living room for year-round comfort
- * Large rear yard with a paved entertainment area, raised garden beds, garden shed, and bird aviary
- * Sufficient off-street parking with a single carport and automatic roller door
- * Within walking distance to several local parks

This is a home where everything you need is just moments away.

Pack a picnic and enjoy quality family time at one of the nearby parks or reserves, including the popular Civic Park or Anstey Hill Recreation Park. Or perhaps you'd prefer exploring the major retailers and popular eateries at Westfield Tea Tree Plaza. You'll also find yourself within walking distance to several public transport options, including the nearby O-Bahn which allows for an easy commute into the Adelaide CBD.

The vendor has loved calling 37 Corbusier Drive home, and we are sure you will too! Don't miss this opportunity-register your interest with Ryan Graham today.

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

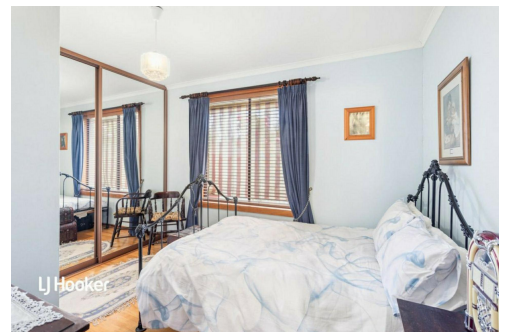
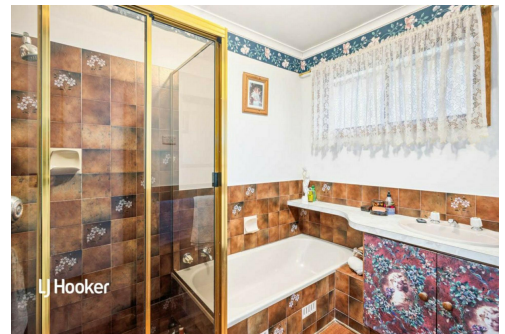
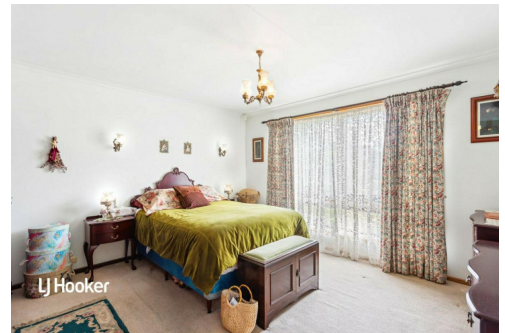
More About this Property

Property ID	2AXRGJU
Property Type	House
House Size	152 m ²
Land Area	635 m ²

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CORBUSIER DRIVE

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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