



42 Cinnamon Avenue, St Agnes

Family Friendly Living In Prime Location!

If it's a low maintenance, stylish, near new family home in the leafy, family friendly suburb of St Agnes that you've been dreaming of. Stop the search, clear the calendar and make sure you don't miss your chance to secure this one!

Built in 2022 by Weeks Homes and set on an easement free allotment of approximately 355sqm, this beautifully presented home boasts serene tree lined views. Meticulously planned and thoughtfully designed, every detail has been carefully considered and executed to a high standard, leaving the lucky purchaser with a beautiful, high quality family home.

The only thing left for you to do is simply move in and start enjoying everything this home and location have to offer.

Features you will love:

- Master bedroom complete with walk-in robe, ensuite with floor to ceiling tiles, walk in shower and wall niche
- metre ceiling height throughout the home
- Bedrooms 2 and 3 with mirrored built-in robes
- Ducted zoned reverse cycle heating and cooling throughout

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FOR SALE

\$895,000 - \$975,000

VIEW

Sat 20th Jun @ 12:00PM - 12:30PM

AGENTS

Ashley Palazzo
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Craig Ricciuto
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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**

- way bathroom with stone bench top on the vanity, free standing tub, frameless shower with wall niche and floor to ceiling tiles
- Separate light filled living spaces to the front and rear of the home
- Stunning kitchen with large walk in pantry, stone benchtop with breakfast bar, 900mm gas-cooktop and electric oven, stone splash back with LED strip lights, dishwasher and ample storage
- Additional hallway storage cupboard
- Laundry with wall length cupboard and overhead storage with incorporated clothes hanging rail
- " LED downlights throughout the home
- " Under main roof entertainment area with café blinds, outdoor mains gas connection, the ideal spot to take in the afternoon sunset or to host the family BBQ!
- Ample off-street parking with an automatic panel lift garage with internal access

Perfectly positioned on Cinnamon Avenue, this stunning home enjoys serene tree lined views and an abundance of natural light throughout. Conveniently located within walking distance to popular Nevs Cafe, St Agnes Primary School and St Agnes Shopping Centre, as well as Anstey Hill Recreation Park and several popular walking trails, you will love the lifestyle on offer.

All of this while still being only moments from the major retailers and popular eateries of Westfield Tea Tree Plaza, Modbury Hospital, Civic Park, the O Bahn and just a short commute to the Adelaide CBD.

Our owners have loved calling 42 Cinnamon Avenue home and we are sure you will too!

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	2DHXGJU
Property Type	House
House Size	189 m2
Land Area	355 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

Ashley Palazzo 0414 347 884

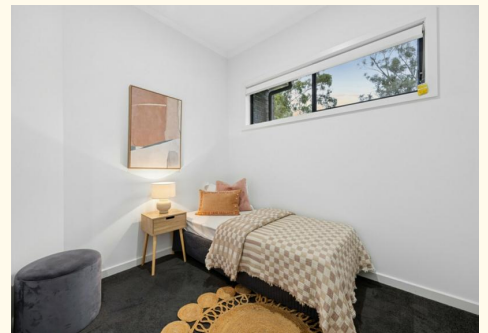
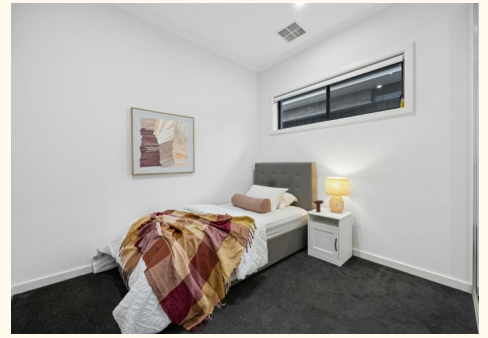
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**SITE PLAN
(NOT TO SCALE)**

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. Produced by The Fotobase Group

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