



9 Bank Crescent, St Agnes

## Great Family Home or Ideal for Development!!

This spacious family home offers the flexibility, comfort and outdoor space that growing families are searching for. With multiple living areas, four bedrooms and a generous backyard, this is a home designed to be enjoyed for years to come. Thoughtfully designed across two levels, the home provides a versatile floorplan to suit families of all ages. Upstairs, the master suite creates a private parents retreat, complete with a walk-in robe, ensuite and an adjoining living area that offers the perfect space to relax, unwind or work from home.

The well-appointed kitchen features a Smeg oven and gas cooktop, Miele dishwasher and pantry, perfectly positioned to service the living and entertaining areas. Outside, the pergola overlooks a generous backyard, while the large shed offers secure garage space for two vehicles, workshop facilities or the perfect setup for DIY enthusiasts. Also this property falls under the HDN zoning, high density neighbourhood (Housing Diversity Neighbourhood) ideal for multiple dwellings (stcc)

Features Include:

- Four bedrooms

4 2 2

**FOR SALE**

Please Call

**AGENTS**

Craig Ricciuto  
0417 806 329  
craigr@ljhsales.com.au

**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**

- Master featuring walk in robe, ensuite and an adjoining parents retreat living area
- Well-appointed kitchen with Smeg oven and gas cooktop with Miele dishwasher and pantry space
- Multiple living areas
- Ducted reverse cycle air conditioning
- Spacious backyard with veranda and garage space for 2 cars or workshop
- Storage/cellar space under home

Offering space, flexibility and broad market appeal, this well-positioned property presents an outstanding opportunity for families, investors and developers alike. Conveniently located close to quality local schooling, the St Agnes Shopping Centre, Tea Tree Plaza and public transport options.

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   | 2DKMGJU              |
| Property Type | House                |
| Land Area     | 780 m2               |
| Including     | Air Conditioning     |
|               | Ducted Cooling       |
|               | Ducted Heating       |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |

**Craig Ricciuto 0417 806 329**

Managing Partner | Sales Specialist | [craigr@ljhsales.com.au](mailto:craigr@ljhsales.com.au)

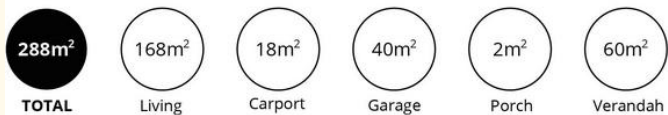
**LJ Hooker Property Specialists (08) 8289 6660**

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
[propertyspecialists.ljhooker.com.au](mailto:propertyspecialists.ljhooker.com.au) | [info@ljhsupport.com.au](mailto:info@ljhsupport.com.au)





UPPER LEVEL



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