






95 Tolley Road, St Agnes

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## A Beautiful Family Home with Character and Charm

Built in 1980 by renowned South Australian builder Caj Amadio, this elegant colonial-style home at 95 Tolley Road, St Agnes blends timeless character with modern comfort. Positioned on a generous 709sqm (approx.) allotment with a 25.6m (approx.) frontage, the home offers approximately 150sqm of well-designed living space, ideal for families and first-home buyers seeking space and lifestyle in this popular foothills' location.

Inside, the home's warmth and character are immediately evident with a sunken formal lounge featuring a striking open fireplace, flowing through timber-look flooring to the light-filled family and dining area, complete with a second wood heater for added comfort.

The custom kitchen showcases stone benchtops, quality stainless-steel appliances, gloss cabinetry, LED strip lighting and a large five-burner gas cooktop, while a dedicated office/study with custom joinery desk and storage provides the perfect work-from-home space. Outdoors, a generous paved undercover entertaining area with kitchen servery, spacious lawn, raised decked sitting area and 8m x 4m garage/workshop create an ideal setting for relaxed family living and entertaining.

**FOR SALE**

Please Call

**AGENTS**

Peter Brown  
0474 027 256  
peterb@ljhsales.com.au

**AGENCY**

LJ Hooker Property Specialists  
(08) 8289 6660

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 **LJ Hooker**

## Key Features

- Three well-proportioned bedrooms, all with built-in wardrobes
- Sunken formal lounge with stunning open fireplace feature wall
- Dedicated office/study with full custom joinery desk and storage - ideal for working from home
- Spacious rear family and dining area with second wood heater
- Timber-look flooring throughout the main living areas
- Custom-designed kitchen with stone benchtops, abundant storage and bench space
- Quality stainless-steel appliances including large 5-burner gas cooktop
- Renovated bathroom with stone benchtop vanity and modern finishes
- Renovated laundry and two toilets (one separate)
- Large paved undercover entertaining area with kitchen servery
- Generous rear lawn, perfect for kids and pets
- Raised decked sitting area
- 8m x 4m garage/workshop
- Double undercover parking with electric roller doors and drive-through access
- Additional off-street parking for up to four vehicles
- Ducted evaporative air-conditioning
- Beautifully established and well-maintained front and rear gardens

Perfectly positioned in St Agnes, the home is close to local cafés, shopping and everyday amenities, including St Agnes Shopping Centre, Ridgehaven Shopping Centre and Westfield Tea Tree Plaza. Quality schooling options nearby include St Agnes Primary School, Ardtornish Primary School, Banksia Park International High School and Pedare Christian College.

With direct access to the Tea Tree Plaza O-Bahn Interchange, commuting to the Adelaide CBD takes around 20 minutes.

A beautifully maintained home offering space, character and lifestyle, 95 Tolley Road, St Agnes is ready for its next chapter!

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

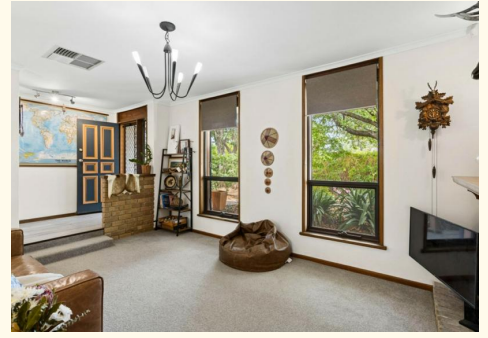
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Land Area 706 m2  
Including Study  
Evaporative Cooling  
Fire Place  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Workshop  
Built-in-Robes  
Secure Parking  
Remote Garage  
Water Tank

**Peter Brown 0474 027 256**

Sales Specialist | [peterb@ljhsales.com.au](mailto:peterb@ljhsales.com.au)

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

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





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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