

## St Morris, 33 Green Street

Sold by Marie Brus & Justin Li

4 2 2

### For Sale

\$1,300,000 - \$1,350,000

### View

[ljhooker.com.au/2C53FDZ](http://ljhooker.com.au/2C53FDZ)

### Contact

#### Marie Brus

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#### Justin Li

0422 221 162

[Justin.Li@ljhadelaidemetro.com.au](mailto:Justin.Li@ljhadelaidemetro.com.au)

A free flowing well thought out floorplan provides separation when required and room to gather together. Tastefully renovated with a new kitchen and 2 new bathrooms.

Spread out over 2 levels, the downstairs offers a large living room leading through to the kitchen with adjacent family room and a powder room. Bedroom 4 is conveniently located at the front of the home offering flexibility for a home office.

Upstairs are 3 additional bedrooms, the master with walk-in robes and ensuite. Bedrooms 2 and 3 have built-in robes and share the main bathroom and living room which takes in city views.

A paved outdoor entertaining area looks out over the swimming pool and grassed rear garden providing plenty of room for the children to play.



**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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Located within walking distance to local parkland, transport, shopping and the eclectic eateries on Magill Road. The heartbeat of The Parade is also close by.

Zoned to Trinity Gardens Primary School and Norwood International High School. Numerous private colleges are within easy access.

Additional features:

- Window shutters
- Ducted reverse cycle air conditioning
- 2.5kw solar panels
- Double remote controlled carport
- Swimming pool
- Large rear shed

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

\*\* 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 advice.

RLA 61345 RLA 282965 RLA 231015

## More About this Property

Property ID	2C53FDZ
Property Type	House
Land Area	581 m <sup>2</sup>
Including	Toilets (3)

**Marie Brus 0418 844 502**

Sales Consultant | [marie.brus@ljhadelaidemetro.com.au](mailto:marie.brus@ljhadelaidemetro.com.au)

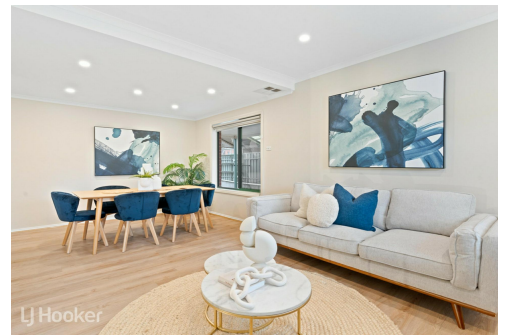
**Justin Li 0422 221 162**

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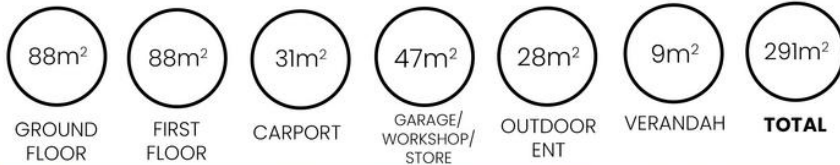
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### 33 Green Street, St Morris, SA 5068

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