



## Tea Tree Gully, 2 Park Street

### Tea Tree Delight

2 PARK STREET, TEA TREE GULLY

A beautiful block, fabulous frontage, and large living area are just to tip of the real estate iceberg for what you're about to call home. Coming down the horseshoe driveway, you'll find a double garage, with drive through access to the backyard. Stepping through the front door, you're greeted with a generous foyer, with three living/dining spaces to choose from. Each living space is complimented by beige carpet, and stately fixtures to add a touch of sophistication and elegance.

The kitchen, dining, and hallway are finished with an ever reliable slate floor, intertwining with each living space to create flow and functionality. The kitchen itself is fully equipped with 900mm stove and oven, dishwasher, and built microwave, all finished in stainless steel. The convenient walk in pantry, and downlit sink complete a well thought out space.

4 3 3

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/674YFDC](http://ljhooker.com.au/674YFDC)

**Contact**  
**Steve Jacobs**  
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**Bradley Clarke**  
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**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.

**LJ Hooker Craigmore | Elizabeth |**  
**Salisbury**  
**(08) 8255 9555**

Heading upstairs is a well separated area, with all four bedrooms, and both bathrooms. The spacious master is backed by an ensuite with double vanity, as well as a large walk in robe. The remaining three bedrooms feature built in robes, and the same carpet that adorns the ground level is continued on the first floor.

Coming through to the backyard, you'll find the perfect place for alfresco entertaining, with fully paved o concreted grounds that limit maintenance. If it's grass you're after, you only need cross the road to find fully manicured gardens by the local council, for a kick of the footy, or quiet picnic.

It is with great pleasure that LJ Hooker Craigmore | Elizabeth Steve Jacobs, and Bradley Clarke present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home. If you have any questions not covered in this outlay, please do not hesitate to contact Steve on 0411 045 329 or Bradley on 0422 070 240

Other features include:

- Gas log fire, split system heating/cooling, evaporative ducted cooling
- Separate office space, and understairs storage with floor safe
- 3rd toilet and vanity adjacent to laundry
- Fully lined rumpus with air conditioning, and workshop separate to main dwelling

Location highlights:

- Convenient access to the Adelaide City Centre, taking only 30 minutes to arrive in the city
- A leisure stroll to the magnificent Anstey Hill Recreation Park
- Around the corner from local schools for easy morning commutes
- Close to your local Coles for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- A quick 5-minutes to Tea Tree Plaza for all your major brand name shopping outlets, cafés and entertainment options

Specifications:

CT / 5605 / 234

Council / Tea Tree Gully Council

Zoning / GN

Built / 1986

Land / 710m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$165.55pq approx

Nearby Schools / Saint David's Parish School, Banksia Park International High School, Tea Tree Gully Primary School

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355



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## More About this Property

Property ID 674YFDC

Property Type House

**Steve Jacobs 0411 045 329**

Sales Representative | [steve.jacobs@ljhces.com.au](mailto:steve.jacobs@ljhces.com.au)

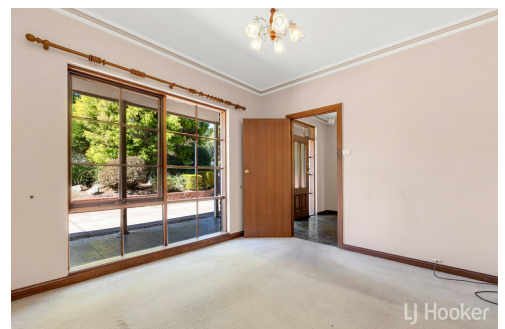
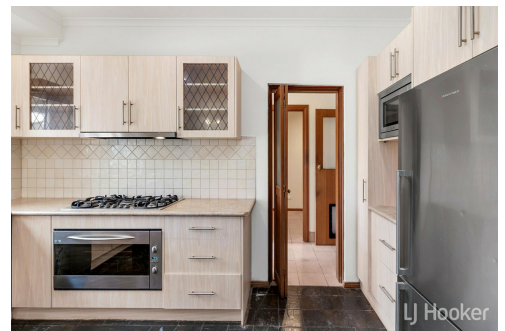
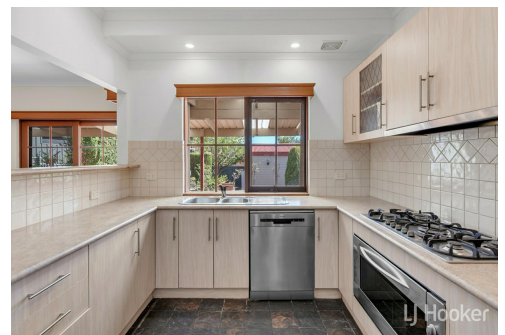
**Bradley Clarke 0422 070 240**

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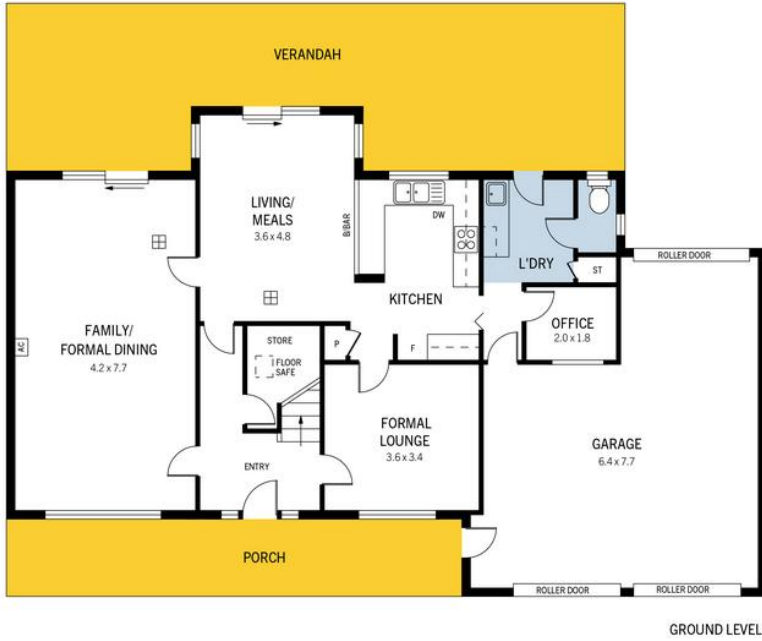
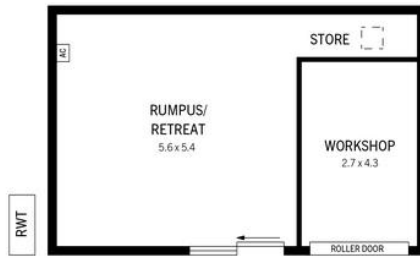
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## 2 Park Street, Tea Tree Gully

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.  
Produced by **Property Portraits**

Interior	194m <sup>2</sup>	<b>352m<sup>2</sup></b> TOTAL
Garage	43m <sup>2</sup>	
W'shop/ Rumpus	45m <sup>2</sup>	
Verandah	51m <sup>2</sup>	
Porch	19m <sup>2</sup>	