



27 Wattle Crescent, Tea Tree Gully

## Stunning Home with Picturesque Views!

This outstanding family home originally constructed in 1979 and having had tasteful updates completed throughout is positioned perfectly on Wattle Crescent in the popular suburb of Tea Tree Gully. This home boasts tree lined views and is set on a generous 730sqm of Torrens titled land with no easements or encumbrances and a 21.1-meter frontage (approx.)

This property is tenanted on a fixed term lease until 16th May 2026 for an amount of \$620 Per week.

Features you'll love:

- Four generous bedrooms with scenic tree lined views
- Flexible floor plan with multiple living areas
- Self-contained living space on the lower level with private access perfect for multi-generational families
- Expansive master bedroom with ceiling fan, split system heating and cooling, ensuite and walk-in robe
- Master bedroom with balcony overlooking hill views
- Lower level bedroom 4 with ceiling fan, ensuite and built-in robe
- Lower level kitchen and living area with split system and additional toilet

4 🏠 3 🚗 1 🚘

**FOR SALE**  
\$1,100,000 - \$1,200,000

### AGENTS

Ryan Graham  
0400 912 287  
ryang@ljhsales.com.au

Peter Brown  
0474 027 256  
peterb@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**

- Bedrooms 2 and 3 with built-in robes and split system heating and cooling
- Main living area with raked ceilings with split system heating and cooling and fire place
- Centralized kitchen with ample bench space and storage, double sink, gas-cooktop and pantry
- Plantation shutters fitted throughout the home
- Raised outdoor deck area the ideal spot to host the family BBQ and take in the afternoon sun
- Large garden shed and large rear yards
- Ample off-street parking with double driveway and single carport for secure parking

For our lucky purchaser, a chance to secure a superior home in a premier location that you will simply love calling your own!

Spend your weekends enjoying the stunning scenery along the many walking trails at Anstey Hill Recreation Park or teeing off at nearby Tea Tree Gully Golf Club.

Take advantage of your proximity to nearby restaurants including Mangosteen, the Fox and Firkin, Ruby Raja and The Gully!

Within walking distance to public transport, local sporting clubs, local schools and all the major retailers on offer at the nearby Westfield Tea Tree Plaza, the Modbury Hospital and O-Bahn which allows for an easy commute into the Adelaide CBD!

Large homes of this quality don't come around that often, so don't let this become another missed opportunity.

Register your interest today!

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	2CA4GJU
Property Type	House
Land Area	730 m2

### Ryan Graham 0400 912 287

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

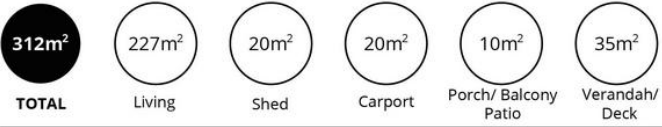
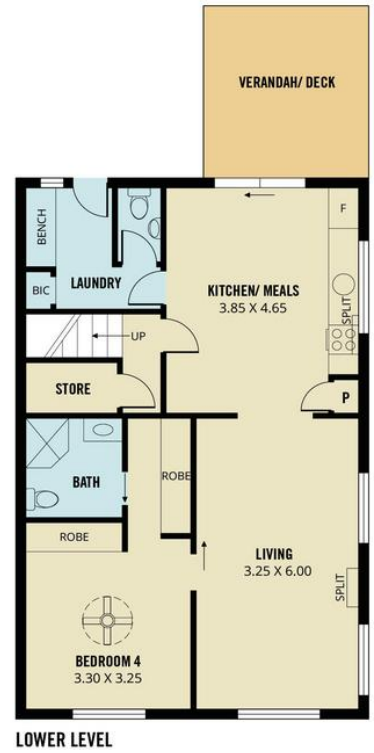
### Peter Brown 0474 027 256

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.

Produced by The Fotobase Group

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.