



## Trinity Gardens, 31A Canterbury Avenue

Sold By Albee Liang & Marie Brus

LJ Hooker Adelaide Metro is proud to present this stunning, double-story custom-built home to the market - sensationally located in the highly sought-after suburb of Trinity Gardens.

Welcome to 31A Canterbury Avenue, a three bedroom, spacious formal lounge, three bathroom, two-storey Torrens Titled house. Behind the Tudor inspired facade is a deceptively large family home. Built in 2017 yet barely lived in, this is a near new home. Situated on a wide tree-lined avenue in a family friendly suburb overlooking the Trinity Gardens Tennis and Bowling Club.

The well-considered floorplan offers 3 bedrooms, with the option of converting



**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.

**SOLD**

4 3 1

**For Sale**

Contact Agent

**View**

[ljhooker.com.au/2AREFDZ](https://ljhooker.com.au/2AREFDZ)

**Contact**

**Albee Liang**

0431 427 362

[albee.liang@ljhadelaidemetro.com.au](mailto:albee.liang@ljhadelaidemetro.com.au)

**Marie Brus**

0418 844 502

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

**LJ Hooker St Peters**  
**(08) 8362 8008**

the lounge to a fourth bedroom. Bedrooms 1 and 2 are enormous and are located on the first floor. The master suite has a luxury ensuite with freestanding bath and large walk through robe. Adjacent bedroom 2 with spacious walk through robe is another bathroom and living area.

At the front of the home is the lounge room, leading past a bedroom and third bathroom. To the rear of this exceptional property is the kitchen with quality Kleenmaid appliances and central island bench overlooking the family room with cafe doors leading to the outdoor entertaining area.

Within walking distance to "Cheeky Grin" and "The Perfect Blend" and close proximity to restaurants and shopping including Firlle Plaza and Norwood Parade. Nearby public and private school options include Pembroke School, Norwood Morialta High School and Trinity Gardens Primary School.

Features we love:

- \* Torrens Title built in 2017
- \* Open-plan kitchen with quality stainless appliances, dishwasher, stainless steel dual sink and stone benchtops
- \* Walk in pantry plus plenty of storage
- \* Spacious master bedroom with ensuite and large walk-in robe
- \* Bedroom 2 with spacious walk-in robe
- \* Bedrooms 3 with built-in robe
- \* Lounge/home office/4th bedroom that could be used to cater to a range of needs
- \* LED downlights throughout and ducted vacuum installed
- \* Satin finished switches
- \* Alarm intercom system
- \* Ducted reverse cycle air-conditioning
- \* Separate laundry
- \* 3 sparkling bathrooms, tiles to ceiling
- \* Private landscaped courtyard plus a fantastic outdoor covered alfresco
- \* Single carport with internal entry and automatic panel-lift door
- \* Eco-friendly rainwater tank that could reduce water bills and promote sustainability

Specifications:

Torrens Titled

CT / 6187 / 837

Council / City of Norwood, Payneham & St Peters

Built / 2017

Land Size / 466sqm (approx.)

Estimated rental assessment: \$820-\$900 per week (written assessment can be provided upon request)

Enjoy this excellent location, you really are living in one of Adelaide's best. This home will be perfect for the families, busy professionals or the investors wanting a quality property in a prized location.

\*\* All information provided has been obtained from sources we believe to be



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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

<b>Property ID</b>	2AREFDZ
<b>Property Type</b>	House
<b>Land Area</b>	466 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (3) Alarm Intercom Courtyard Deck Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Liveability

### Albee Liang

Sales Consultant | [albee.liang@ljhadelaidemetro.com.au](mailto:albee.liang@ljhadelaidemetro.com.au)

### Marie Brus

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

### LJ Hooker St Peters (08) 8362 8008

2a Portrush Road, PAYNEHAM SA 5070

[stpeters.ljhooker.com.au](http://stpeters.ljhooker.com.au) | [stpeters@ljhadelaidemetro.com.au](mailto:stpeters@ljhadelaidemetro.com.au)



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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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