



LJ Hooker



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## Upper Sturt, 6 Priory Place

The Picture-Perfect Home and Lifestyle Awaits!

- \* Main property driveway access from Sturt Valley Road
- \* Stair path from Priory Place cul-de-sac down to home

Set in the Adelaide Hills on a picture perfect 2,170sqm (approx.) of land, nestled amongst trees attracting an abundance of birdlife to your doorstep is this gorgeous 3 bedroom family home. A private location with sprawling lawn front yard and undercover deck entertaining area perfect for weekend gatherings with family and friends. Only 7 minutes by car to the popular Stirling 'main street' with its many café's and The Stirling Hotel, and nearby Belair National Park, giving you multiple options to explore and enjoy on the weekends. The home features a stunning updated country style modern kitchen, updated bathrooms, and multiple living areas with space to work from home or relax and unwind!

Features include:

- \* 3 Bedrooms, master bedroom overlooks the front yard, built in robes and ensuite



**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.



**For Sale**

Auction Saturday 23rd November at 2pm on-site

**View**

[ljhooker.com.au/2B03GJU](http://ljhooker.com.au/2B03GJU)

**Contact**

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| Mawson Lakes | Modbury  
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bathroom with heated towel rail and floor to ceiling tiles, and freestanding bath

- \* Bedroom 2 and 3 with built in robes and ceiling fans
- \* Open plan family and meals area
- \* Lounge room with adjacent home office/study
- \* Modern 'country style' kitchen with timber benchtop, double sink, induction cooktop, rangehood, oven and dishwasher, tiled splashback
- \* Main bathroom with heated towel rail and floor to ceiling tiles
- \* Split air conditioning unit offering heating and cooling to the home
- \* Wood combustion heater with AIR SHIFTER (cool/hot) ducting throughout the home
- \* Rear undercover verandah offers space for additional entertaining
- \* Large deck entertaining with heat bars and ceiling fan perfect for all year-round entertaining or dinners outside
- \* Double auto lock up garage, with driveway space near the home for guests to park
- \* Large lawn area for children to play

You'll feel like you're away from the hustle and bustle of city life every time you arrive home, yet from your doorstep to the bottom of the freeway you're only a mere 13 minutes by car making this a super convenient Adelaide Hills location.

Enquire 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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## More About this Property

<b>Property ID</b>	2B03GJU
<b>Property Type</b>	House
<b>House Size</b>	155 m <sup>2</sup>
<b>Land Area</b>	2170 m <sup>2</sup>
<b>Including</b>	Air Conditioning Courtyard Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

**Shaun Roberts 0435 367 534**

Managing Partner | Sales Specialist | shaunr@ljhsales.com.au

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