



**5/14 Dawn Avenue HECTORVILLE SA**

3 2 2

Move in straight away and enjoy this fantastic location only 1 street from Magill. All the conveniences of a low maintenance lifestyle are all very close by.

**Price** : \$ 465,000

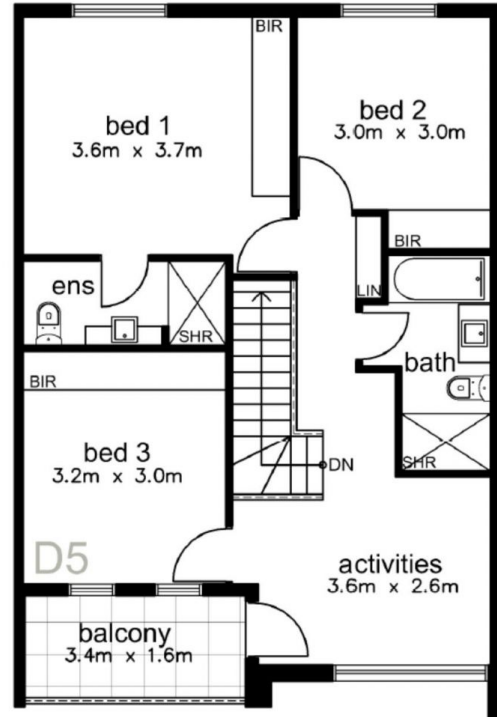
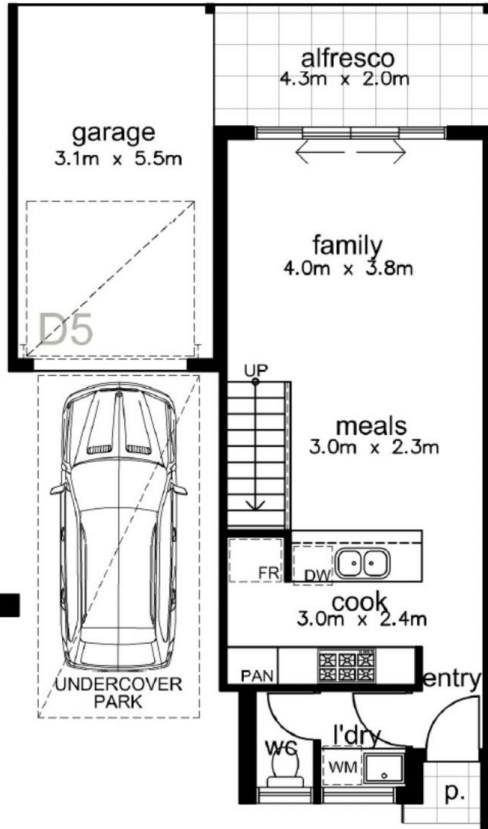
**View** : <https://www.bruse.com.au/sale/sa/eastern-suburbs/hectorville/residential/house/5551711>

A choice of shopping and dining, public transport and excellent schooling are all within walking distance (Zoned for Norwood Morialta High School).

- Architecturally designed with top quality finishes.
- 2 Separate living areas.
- 3 bedrooms all with storage robes.
- 2 sparkling designer bathrooms.
- 3rd toilet on the lower level.
- Generous outdoor undercover entertaining areas.
- Each home includes 2 carparks.
- Fully landscaped gardens with watering system.

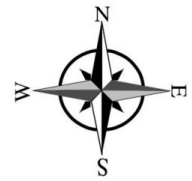


**Theon Bruse**  
**08 8431 8181**



**GROUND FLOOR PLAN**  
DWELLING 5

**UPPER FLOOR PLAN**  
DWELLING 5



AREAS (sqm)

GROUND MAIN LIVING	UPPER MAIN LIVING	GARAGE	UNDERCOVER PARK	ALFRESCO	BALCONY	PORTICO	TOTAL
43.50	74.50	18.20	17.70	08.20	06.20	01.10	169.40

NOTE: THIS PLAN / DOCUMENT IS FOR ILLUSTRATION PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE. WHILE EVERY ENDEAVOUR HAS BEEN MADE TO VERIFY THE CORRECT DETAILS NEITHER THE VENDOR, THE AGENT, NOR THE DESIGNER ACCEPT LIABILITY FOR ERROR OR OMISSION



DAWN AVENUE