

**1/494 Greenhill Road, Hazelwood Park, SA 5066**



**Sold House**

Tuesday, 6 February 2024

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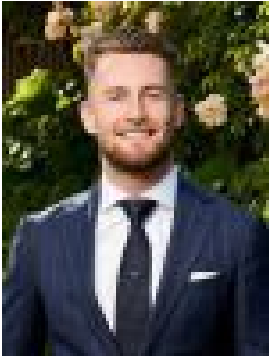
**Bedrooms: 3**

**Bathrooms: 2**

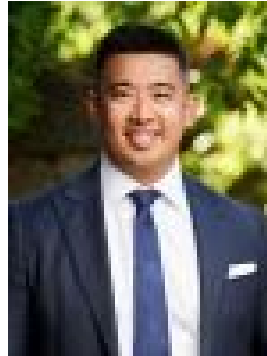
**Parkings: 1**

**Area: 371 m2**

**Type: House**



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**\$922,000**

Capturing complete eastern suburbs' convenience surrounded by some of Adelaide's most scenic parks and reserves, 1/494 Greenhill is a contemporary charmer of understated size, space and comfort. Impressively maintained and much-loved, discover delightful living and entertaining potential with a semi formal family and dining at entry, central timber-clad kitchen and cosy casual meals, as well as a full second living zone privately positioned at the rear of the home. Whether you're a young couple looking for a base and canvas to update and upgrade, empty-nesters or downsizers in search of a low maintenance abode with plenty of room to call your own - let this unassuming beauty tick all your boxes. Combined with a well-conceived layout despite its solid late 80's construction, you'll find an inner courtyard spilling the front end with natural light, a generous walk-in wardrobe and private ensuite to the master bedroom, huge laundry and practical bathroom with spa, along with ducted AC throughout. With excellent promise and potential, as is or elevated to more modern standings, as well as loads of lifestyle appeal with local cafés and eateries in abundance for weekend treats or impromptu dinners, a stone's throw to the iconic Burnside Village for all your shopping essentials, and the CBD a quick hop and a skip away, this has all the makings for a bright and flourishing future!

**FEATURES WE LOVE**

- Immaculately maintained contemporary home delivering a light-filled semi formal lounge and dining zone, as well as a second living area offering great space to entertain or simply unwind and relax
- Charming kitchen and meals area featuring great bench top space, abundant timber cabinetry and cupboards, stainless in-wall oven, easy-clean electric cook top, and dishwasher
- Generous master bedroom with WIR and private ensuite
- 2 additional ample-sized bedrooms
- Classic contemporary main bathroom featuring separate shower and spa bath, as well as separate WC and powder area
- Spacious laundry with storage, as well as ducted AC throughout for year-round comfort
- Low maintenance backyard with brick-paved alfresco space, as well as second undercover courtyard area
- Secure carport with auto roller door

**LOCATION**

- Across the road from the scenic Hazelwood Park, and a short stroll further to Tusmore Park and wading pool
- Walking distance to a variety of local cafés, eateries and restaurants, including the hugely popular Lockwood General and the Feathers Hotel
- Zoned for Burnside Primary 1.1km away and Glenunga International
- Just 1.5km to Burnside Village for all your shopping needs, plus easy public transport options to zip you into the city in flash

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Burnside Zone | SN - Suburban Neighbourhood \ Land | 371sqm (Approx.) House | 192.4sqm (Approx.) Built | 1987 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa