

1/7 Hillsea Avenue, Clearview, SA 5085

HARRIS

Unit For Sale

Thursday, 23 November 2023

1/7 Hillsea Avenue, Clearview, SA 5085

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



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Contact Agent

When solid foundations are meticulously upscaled into a truly remarkable modern home, 1/7 Hillsea Avenue is the enviable result. Reimagined with precision, this striking property presents an outstanding opportunity for first-time homebuyers, growing families, downsizers, and savvy investors looking to start or expand their investment portfolio. Enter to expansive living area, with luxe tiled floors amplifying the footprint, while abundant natural light flows through from bay window. A stunning modern kitchen combines contrast cabinetry, subway tile backsplash, and stone benchtops to create a chic home hub, a full suite of stainless steel appliances on hand to elevate even the most basic cook up. Two generous bedrooms are each complete with built-in robes, expertly serviced by sleek bathroom boasting corner shower with frameless screen, stone-topped vanity, and bathtub, delivering a serene space for self-care rituals. Expertly occupying a corner block, an extensive, secure rear yard envelope the property in privacy, with two paved alfresco areas offering your choice of spot for summer entertaining. An extensive shed is on hand for tinkerers and extra storage, while lush lawns and garden beds complete the allotment with botanical bliss, ready to please green thumbs without ever demanding excess down time devoted to its care. Walking distance to Branson Avenue and Somerset Reserves, with Enfield Tennis Club nearby to perfect your backhand. Perfectly located just a trip to Northpark Shopping Centre or Coles Greenacres for endless amenities. Zoned for Enfield Primary School and Roma Mitchell Secondary College, with numerous private schools within reach, and only 15 minutes' drive to the CBD for a streamlined school run and commute. All you need to do is settle in and soak up the serenity. More to love:- Attached carport and additional off-street park- Ducted evaporative air conditioning- Separate laundry with external access- Neutral colour palette- Stylish tiles and new plush carpets- Ceiling fans- NBN ready- Gas instantaneous hot water service- Two sheds including 'man cave' with ample storage- Fully updated 2023, including circuit board, wiring and plumbing Specifications: CT / 5010/383 Council / Port Adelaide Enfield Zoning / GN Built / 1985 Council Rates / \$1044.35pa Strata/Community Rates / \$pq Strata/Community Manager / Emergency Services Levy / \$99.85pa SA Water / \$153.70pq Estimated rental assessment / \$390 - \$450 per week / Written rental assessment can be provided upon request Nearby Schools / Enfield P.S, Hampstead P.S, Prospect North P.S, Blair Athol North B-6 School, Roma Mitchell Secondary College Disclaimer: 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 any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409