

**1 Macquarie Avenue, Hillcrest, SA 5086**



**House For Sale**

Monday, 22 April 2024

**1 Macquarie Avenue, Hillcrest, SA 5086**

**Bedrooms: 4**

**Bathrooms: 2**

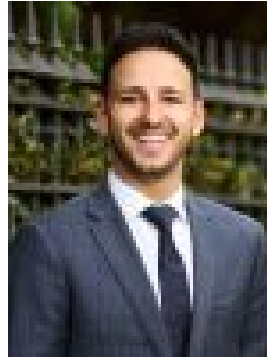
**Parkings: 2**

**Area: 850 m2**

**Type: House**



Adam Humzy  
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Stefan Siciliano  
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## Auction On-Site Saturday 11th May 2PM

Step into the warmth of this single-storey sanctuary in the heart of Hillcrest, set on 850m<sup>2</sup> (approx) where family living is elevated to a celebration of space and comfort. This residence, comprised of four plush-carpeted bedrooms, has been meticulously crafted with gathering and entertainment in mind. The master bedroom is fit to serve the heads of the house, featuring a picturesque front-facing bay window that invites the morning light. Accompanied by a walk-in wardrobe and a private ensuite bathroom, it provides a secluded retreat from the lively heart of the house. Climate perfection is at your fingertips year-round with the integrated ducted heating and cooling system, ensuring every corner of your home is a haven of comfort. Revel in the luxury of having two distinct living areas: a formal sitting room gracing the front of the house where quiet moments await, and a rear living space that seamlessly flows into the kitchen and family meals area for more dynamic family interaction. Both living areas boast sleek tiled flooring, offering ease of maintenance and a modern aesthetic that compliments any decor. The kitchen, defined by its efficient L-shape configuration, allows for unobstructed views into the living room, ensuring you remain at the heart of the entertainment while preparing culinary delights. A built-in stovetop and oven complete the kitchen's allure, marrying functionality with style. Step through the sliding doors to transcend the barrier between the indoors and out, leading you to a vast alfresco sanctuary. Enclosed with secure lattice screens and crowned with a pitched roof pergola, this space is an entertainer's dream. Ceiling fans stir the air above while a lush garden bed infuses life and colour into this chic and versatile entertainment hub, ensuring your status as the ultimate host year-round. Beyond, the grassed backyard stretches out, offering ample space for play, relaxation, and a bonus shed/rumpus room for additional retreat or recreation. Centrally positioned within the home, the main bathroom and laundry epitomise convenience, designed to complement the home's thoughtful layout. Vehicle accommodation is secure and spacious with double roller doors leading to a carport with enough room for two cars, plus additional driveway parking for guests or family members. This Hillcrest home sets the stage for all of life's celebrations, big and small. A place where memories are waiting to be made, all within a community that's just as engaging and welcoming as the home itself. Additional features include:

- 27 metre frontage (approx)
- Stunning street presence, with a luscious front garden
- Curtains or blinds on all windows/doors
- Laundry offers direct access to the backyard
- Close proximity to both Coles Greenacres, Gilles Plains Shopping Centre and Bunnings
- Less than 10km to Adelaide CBD
- Nearby schools include: Hillcrest Primary School, St Pius X School, St Martin's Catholic Primary School, Cedar College, Gilles Plains Primary School, Cedar College, Heritage College Inc, Windsor Garden's Vocational College, St Paul's College

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. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.