

**10 Hillridge Drive, Belair, SA 5052**



**House For Sale**

Thursday, 16 November 2023

10 Hillridge Drive, Belair, SA 5052

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1845 m2**

**Type: House**



Chrissy Esau  
0419992313

**AUCTION: Saturday 2/12/23 at 10:30am (USP)**

Auction Location: on site This wonderful and immaculate family home offered by agent Chrissy Esau from LJ Hooker Kensington/Unley and just five minutes from Scotch College, Mitcham Shopping Centre and National Park, ticks a lot of boxes. Providing up to four bedrooms and including two living rooms, two dining areas, an artists' studio and a huge alfresco paved entertaining area with additional living and dining options, there's a bucket load of space for a busy family. The front garden has been landscaped across a sprawling 30.48m frontage to create a private oasis from the street and several rooms in the home enjoy this stunning private garden outlook from large picture windows. The equally private rear gardens seemingly extends forever and with the benefits of a borrowed backdrop of majestic trees framing the tennis court, enjoy living in a highly sought after Adelaide hills estate while being just a short drive from the convenience of living adjacent to tightly held suburbs including Springfield, Torrens Park and Mitcham. Little wonder the current owners have enjoyed living here on this near level hills property built in 1973. The garden is serviced by an automatic watering system. Peace and quiet, interrupted only by the sounds of birdlife, create a sanctuary style environment and the home itself is immaculate throughout, thanks to the attention to detail by the current owners who up-dated it 18 months ago. They were attracted to the property because of its generous proportions, large open entertaining spaces and the multi-purpose tennis court with lights that can also be used as a cricket patch, bike run or party place. The mature garden beds are planted with low maintenance evergreens and perennials that form green screens from neighbours on all sides. Inside, the tiled entrance hall leads in two directions. To the left, the living room and dining area feature picture windows to the front and rear gardens and have gleaming, solid black butt timber floors that match some of the timber details on the windows and doorframes. The dining room opens onto the massive alfresco dining area with overhead ceiling fans, inbuilt barbeque and an attractive water feature. The space is large enough to host large parties and includes dining and lounge areas. The formal dining area is also adjacent to the all-white kitchen and a breakfast bar, providing a screen between it and the casual dining area which is big enough to house a large entertaining style table. This space leads into the second living room that also opens onto the large paved alfresco area. A feature of mid-century modern architecture, the casual living room also includes a built-in bar, complete with exposed brick. This retro feature is a real drawcard for teenagers. A hallway from the entrance foyer and accessible from the casual dining area leads to a study and three bedrooms. The main bedroom has a wall of wardrobes and an ensuite bathroom and overlooks the front garden. The study has a stunning view of a private courtyard garden and could be used as a fourth bedroom if required. The second and third bedrooms each have a wall of wardrobes and are divided by the family bathroom. A large laundry has direct access to a private service garden. An additional garage under the main roof could be used as an artist's studio, workshop or home gym. It has two way access from the rear patio and via a roller door from the side by side double carport. It would be possible to add a door directly into the home if desired. Evaporative ducted air-conditioning and ducted gas heating throughout enable year-round comfort. Opportunities to acquire 1845 sqm properties this close to the CBD are becoming scarce as hens teeth. Don't miss out and later regret this incredible chance to become part of the rare club who actually get to live the dream. AUCTION: Saturday, 2nd December at 10:30am, on site (USP) CT: Volume 5228 Folio 738 Mitcham Council Rates: \$2,025.65 per annum (approx) Water Rates: \$224.63 per quarter (approx) Land Size: 1845sqm (approx) Year Built: 1973 (approx) To Pre-register for Auction or to make an offer if applicable <https://prop.ps/l/d05xpCR3Vc9H> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Chrissy Esau to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.