

**1003 Black Top Road, One Tree Hill, SA 5114**



**House For Sale**

Friday, 27 October 2023

1003 Black Top Road, One Tree Hill, SA 5114

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1830 m2**

**Type: House**



Darren Pratt  
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## Auction Online | Unless Sold Prior

Team Pratt are proud to present to you 1003 Black Top Road, One Tree Hill! Established, contemporary living on half an acre in one of Adelaide's most sought-after suburbs! Ideal for the astute investor, upsizer and families alike, this immaculate 4 bedroom home offers space, functionality and convenience all in one. Boasting an impressive floor plan, the 2 storey build showcases a variety of impressive features, including raked ceilings, combustion heating and timber flooring. For those who love to host, the seamless integration of indoor and outdoor entertaining is sure to excite, as you have the ability to entertain any occasion on the large patio or balcony! The gorgeously maintained backyard provides plenty of space for children and pets, with adequate shedding and an impressive garage! With wineries at your doorstep, sit back and relax as you are positioned away from the hustle and bustle of suburbia while being a short 15 minute\* commute to the Elizabeth city centre, and under 45 minutes\* to the Adelaide CBD. 1003 Back Top Road, One Tree Hill awaits you. Register your interest to Darren Pratt on 0428 881 406 today!

Features:

- 4 adequately sized bedrooms with rooms 1, 2 & 4 with built in robes
- Master bedroom equipped with ensuite
- Downstairs bedroom with walk in robe
- Lower floor with additional living room/retreat and study area
- Main bathroom with bath, shower and separate toilet
- Laundry area with convenient connection to backyard
- Formal living and dining room, with access to the balcony
- Combined kitchen and dining room with quality appliances and fixtures
- Large patio and balcony, perfect for larger gatherings!
- Maintainable backyard with 3 garden sheds
- Impressive secure garage with automatic roller door
- Split system air conditioning
- Combustion heating

More Info: Built - 1981 Land - 1,830 sqm (approx.) House - 269 sqm (approx.) Zoned - RuN - Rural Neighbourhood Council - Playford Rates - \$2,500 PA This property will be going to Auction unless SOLD prior. To register your interest please phone Darren Pratt on 0428 881 406 or Sheridan Huddy on 0435 011 267. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you.

\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. 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. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 284373