

**11 Black Top Road, Hillbank, SA 5112**

Boffo

**Sold House**

Thursday, 5 October 2023

**11 Black Top Road, Hillbank, SA 5112**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 696 m2**

**Type: House**



Tom Chapman  
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**\$638,000**

Auction Location: On Site Released to the market is this warm and inviting family home which has been immaculately maintained and perfectly captures the quintessential, relaxed Australian lifestyle with a superb backyard complete with a swimming pool and a spacious entertaining area. Positioned on an original-sized allotment, the home showcases an exciting mix of original charm paired with contemporary and modern chic, with a design to accommodate the busy family with space for everyone to spread out and relax. This gorgeous home cleverly creates an indoor/outdoor oasis with effortless space and flow throughout. Timeless colour schemes, quality fixtures and fittings and an abundance of natural light add to the attraction of the home. The practical layout offers three bedrooms, one bathroom, a separate rumpus / 4th bedroom with an additional bathroom and a spacious living space allowing the whole family to relish in space and comfort. Step outside to discover an appealing rear yard comprising a sparkling in-ground swimming pool, and undercover entertaining space. Nestled on a large 696sqm (approximate) allotment on a tree-lined road, this is an exciting offering into a popular suburb, located within close proximity to local shops, schools and easy access to major roads connecting you to the Adelaide CBD. Features that make this home special:- Three well-sized bedrooms, all complete with built-in robes - Stylish and chic kitchen with stainless steel appliances including dishwasher and gas cooktop, complete with ample storage space, sweeping benchtops, including a breakfast bar - Light-filled dining and living area with LED downlights throughout- Modern sparkling white bathroom with separate bath and shower - Large laundry with the separate toilet for added convenience- External rumpus room with additional bathroom, direct external access- Spacious verandah overlooking the expansive grassed area - Sparkling salt water chlorinated/solar heated swimming pool offering the ultimate summer destination right at your doorstep - Ducted reverse cycle air conditioning and heating throughout- Garage with automatic roller door and direct access to the rumpus room - Large undercover carport with driveway for additional off-street parking - Electric roller shutters/ Block out blinds- 3.6KW Solar Electrical System - Home security cameras and alarm system - Internal and external sensor lights- Temperature-controlled instantaneous water heating Set in a peaceful and private location nearby to walking trails, parks and reserves including Little Para River and Little Para Reserve. Located in close proximity to a variety of quality schools including Tyndale Christian School and Playford International College. Only minute's drive to the new Saints Shopping Centre and 13km (approximately) to all the shopping and entertainment that Tea Tree Plaza has to offer. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville 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. RLA 313174