

12 Gascoyne Avenue, Hillcrest, SA 5086

HARRIS

House For Sale

Wednesday, 6 March 2024

12 Gascoyne Avenue, Hillcrest, SA 5086

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 357 m2

Type: House



Clinton Nguyen
0432517003



Jake Halliday
0413693132

\$620k-\$680k

Best offers by 12PM Tuesday 19th March (unless sold prior) Nestled in this leafy pocket of the north-east with a lovely neighbourly vibe, as well as blending a good dose of low maintenance living with a healthy pour of modern feature and finish, 12 Gascoyne Avenue captures the idyllic start for young buyers with room to expand should a growing brood join the foray. With a timeless contemporary exterior giving way to the high-functioning 3-bedroom footprint that sees 2 ample-sized rooms and spacious master cleverly merge ensuite access to the stylishly updated main bathroom, you'll find wonderful simplicity without missing any modern practicality. Quiet bedroom quarters make way for a light-filled open-plan entertaining zone with welcome ease to enjoy relaxed down-time as much as fun-filled get-togethers spilling across this beautiful social hub and out onto the all-weather alfresco – savouring summer-season BBQ catch-ups will quickly become part-and-parcel of your new life here. Set to a backdrop of sunbathed lawns inviting plenty of vitamin-D and space for the doggo to happily roam, together with a seamlessly integrated home office that sees matching ceiling fans and rich timber floating floors found throughout the home... this surprising addition to an already picture-perfect property instantly elevates it to suit more current household needs. Other thoughtful inclusions see great functionality to the laundry, ducted AC for year-round comfort, along with bill-busting solar system. With no need to tighten a screw or swing a paintbrush, this delightful home offers a charming lifestyle right from your first turn of the key. Rubbing shoulders with the hugely sought-after Lightsvue, and with popular parks and lush reserves almost outside your door, as well as bustling shopping precincts in every direction, this every bit an opportunity you don't want to let slip through your fingers!

Features you'll love:- Light, bright and airy open-plan entertaining zone helmed by the functional modern kitchen featuring sweeping bench tops ready to socialise as you serve, abundant cabinetry, and gleaming stainless appliances including dishwasher- Effortless alfresco flow to the spacious outdoor living area with striking pitched pergola inviting all-year use from morning coffee routines, sunny weekend lunches to balmy twilight evenings with friends- Generous master bedroom featuring ceiling fan, WIR and ensuite access to the sparkling and stylish main bathroom complete with separate shower, bath, as well as adjoining WC and dual-vanity powder area- 2 additional ample-sized bedrooms, both featuring ceiling fans and BIRs- Excellent home office addition blending seamlessly with the rest of the home, and featuring built-in desk and shelving, as well as ceiling fan- Practical laundry with storage, ducted AC throughout, and solar system for lower energy bills- Neat front and rear lawns, brick paved driveway and handy storage sheds

Location highlights:- Around the corner from Hillcrest Primary, as well as leafy parks and the popular Flinders Road Reserve- A stone's throw to Northgate Shopping Centre, Lightsvue Village and Greenacres for wonderful shopping options- Excellent positioning in the heart of the north-east putting drawcard shopping hubs like Tea Tree Plaza in easy reach as much as the CBD itself just 15-minutes from your front door

Specifications: CT / 5385/224 Council / Port Adelaide Enfield Zoning / GN Built / 1997 Land / 357m² (approx) Frontage / 10.99m Council Rates / \$1,240pa (approx) Emergency Services Levy / \$140.70pa (approx) SA Water / \$166.30pq (approx) Estimated rental assessment / \$600 - \$660 per week / Written rental assessment can be provided upon request

Nearby Schools / Hillcrest P.S, Hampstead P.S, Avenues College, Northfield P.S, Roma Mitchell Secondary College

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