

**12 Linwood Grove, Hillbank, SA 5112**



**Sold House**

Tuesday, 12 March 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 923 m2**

**Type: House**

**\$820,000**

Reserved for beautiful big blocks and sweeping family homes well-known to this whisper-quiet pocket of the north, 12 Linwood Grove takes its sprawling 923m<sup>2</sup> parcel and c.2000 modern contemporary footings, and delivers an absolute suburban oasis. Prioritising your family's well-being with an enviable lifestyle of creature comforts to retreat to, as much as incredible space to entertain, socialise and spend memory-making quality time - this 4-bedroom, 3-living stunner is simply a dream come true. Right from the get-go, enjoy a light-spilling and free-flowing lounge and rumpus room helmed by a corner bar inviting no end to the game nights, weekend movie marathons or crowd-cheering footy season. Together with a formal dining opening to the bright and airy kitchen and casual meals zone where windows and glass sliders provide effortless alfresco flow to the spectacular outdoor entertaining stretching beneath a huge pitched pergola... this wonderful property takes your everyday living to brilliant new heights. Overlooking lush, sunbathed lawns and leafy established greenery, there's plenty of space to let the kids run and play, or the family pet happily roam. Primed for households eager to step straight into picture-perfect comfortability, you'll find 3 bedrooms nestled around a dedicated kids' retreat, while thoughtfully cushioned by the contemporary main bathroom and generous laundry, the heads of the household can experience ideal privacy with a spacious master complete with large walk-in wardrobe and indulgent dual-vanity ensuite. Powered by an array of solar panels, with ceiling fans and split-system AC's throughout, and a double garage with handy side shed/storage all behind a charming and pristine frontage, there isn't a single thing for the lucky new owners to do. Plus, find leafy reserves and playgrounds a leisure stroll from your front door, public and private schools moments away, and all your shopping essentials, cafés and weekend entertainment in the one convenient place at Elizabeth City Centre just a stone's throw.

**FEATURES WE LOVE**

- Beautiful custom built and occupied property set on a staggering 923m<sup>2</sup> (approx.) allotment and savouring an incredible 281m<sup>2</sup> (approx.) of internal living potential
- Spacious and free-flowing lounge and rumpus/games room with bar, ceiling fans and split-system AC delivering fantastic entertaining potential
- Formal dining option, as well as a casual meals joining the stylish kitchen flush with stone bench tops and breakfast bar ready for easy eats and cooking with company, abundant cabinetry and cupboards, in-wall oven, 2-drawer dishwasher and gas cook top
- Superb kids' retreat also with AC and ceiling fan, servicing the 3 well-sized bedrooms, all featuring BIRs and ceiling fans of their own
- Light-filled master bedroom with wide windows, AC, generous WIR and lovely contemporary ensuite featuring spa bath shower and dual vanities
- Neat and tidy main bathroom with separate shower, bath, as well as WC and powder area
- Family-friendly laundry with cupboards, excellent attic storage cavity, and bill-busting 6kw solar system
- Stunning outdoor entertaining potential with a huge all-weather verandah inviting fun-filled weekend barbeques and balmy twilight evenings with friends
- Picture-perfect backyard with lush lawns, feature tree and easy-care established gardens
- Handy storage and garden sheds, double garage and beautiful street frontage

**LOCATION**

- Wonderfully neighbourly area close to pristine parks and playgrounds
- Around the corner from Elizabeth East Primary and Pinnacle College, and zoned for Playford International moments further
- Only 5-minutes from the bustling Elizabeth City Centre for all your social and shopping needs in the one convenient place

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. Property Details: Council | Playford Zone | HN - Hills Neighbourhood \\ Land | 923sqm (Approx.) House | 379.4sqm (Approx.) Built | 2000 Council Rates | \$2148.35 pa Water | \$166.30pq ESL | \$292.85 pa