

**13 Hamilton Crescent, Aberfoyle Park, SA 5159**

**Raine&Horne.**

**House For Sale**

Friday, 14 June 2024

13 Hamilton Crescent, Aberfoyle Park, SA 5159

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 730 m2**

**Type: House**



Varun Patel

0870993800

## Contact Agent

Located in a quiet and family-friendly neighborhood, this charming renovated 3-bedroom, 2-bathroom house with rumpus or office is perfect for a growing family or those looking to downsize or invest. With a garage space for 2 cars or big storage, two separate carport spaces for 2 cars, and additional open parking spaces for 3 more cars, there is plenty of room for all your vehicles. Step into this beautifully revitalized Conventional home, it meets modern comfort. Nestled on a generous 730 sqm approx. allotment, this delightful home offers an unbeatable location close to the premium pockets of Aberfoyle Park and Flagstaff Hill. The home features three spacious bedrooms and a rumpus room or office with a separate toilet and bathroom, all filled with natural light. The well-designed, fully renovated bathroom, toilet, and laundry with ample storage further add to the home's practicality. The upgraded kitchen is a chef's dream, with abundant storage and stainless steel appliances ready for your culinary adventures. The adjoining dining area ensures seamless entertaining and family meals. Outside, a backyard awaits your leisure and recreational activities. The backyard offers the potential space for a swimming pool or any other add-on outdoor amenities or a good size playground for kids and also outdoor leisure activities.

**FEATURES AND ATTRIBUTES:**

- A wide pleasant entrance;
- Floating floorboards in main areas;
- Carpets in all bedrooms keep warm in the winter;
- A large lounge area overlooking the front yard;
- Reverse cycle Split aircon, and ceiling fan in the lounge;
- An upgraded kitchen with stainless steel appliances and ample space for storage;
- A dining space adjacent to the kitchen overlooking the rear yard;
- A master bedroom with built-in robes, and a ceiling fan;
- Bedroom two with ceiling fan, overlooking the front yard;
- Bedroom three with ceiling fan, built-in robes;
- A large rumpus room or office with reverse cycle aircon, kitchenette and ensuite;
- Fully Renovated Main bathroom with shower, and bathtub;
- Fully Renovated separate toilet and laundry with ample space;
- Plenty of room for the extra car park on the driveway ;
- Large garage offers a big storage;
- Outdoor undercover entertaining with the potential of BBQ space;
- A complete landscaped front yard and rear yard;
- Land division potential (STCC)

**Specifications**  
Title: Torrens  
TitleLand size: 730sqm (approx)  
Frontage: 21m  
Year built: 1975  
Council: City of Onkaparinga  
Council rates: TBA  
ESL: TBA  
Conveniently situated near public transport, schools, shops, and other amenities, this renovated home offers the perfect blend of modern living with good outdoor space for entertaining for all family members.

**Disclaimer;** All information provided has been obtained by Raine & Horne Blackwood 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 (including but not limited to a property's land size, floor plans, size, building age, and condition). Interested parties should make their own inquiries and obtain their own legal advice. RLA 44686