

**13 Llewen Street, Hillcrest, SA 5086**

**Boffo**

**Sold House**

Friday, 11 August 2023

13 Llewen Street, Hillcrest, SA 5086

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 780 m2**

**Type: House**

**\$663,000**

Auction Location: On Site Step into a world of timeless charm and comfort with this much-loved original three-bedroom home located in the desirable, city fringe suburb of Hillcrest. Boasting a delightful blend of classic and inviting features, this residence is sure to capture your heart. As you enter, you'll be greeted by a cosy lounge area, perfect for relaxing with family and friends. The adjacent dining room seamlessly flows through to the kitchen, creating a harmonious space for entertaining and everyday living. The kitchen itself offers both functionality and character, making it a delightful hub for culinary adventures. The home features three generously sized bedrooms, providing ample space for the whole family. A central bathroom offers convenience and comfort, completing the interior layout. Outside, you'll discover a large pergola entertaining area, where you can create lasting memories with loved ones. The large allotment not only offers plenty of space, but it also holds the potential for subdivision with a wide frontage, providing exciting opportunities for future expansion or development. (Subject to planning consents) Parking will never be a concern with a garage and a driveway perfect for accommodating a caravan, boat, or trailer. The expansive rear lawn provides a fantastic space for outdoor activities, creating a picturesque setting for relaxation or play. Embrace the endless potential on offer and make this slice of Hillcrest your own! Features that make this home special: - Large master bedroom - Bedrooms 2 and 3 of good size- Light-filled lounge and dining room with split-system air-conditioner and built-in cupboard- Practical kitchen with ample storage and free-standing gas cooktop and oven- Centrally located main bathroom with a separate toilet for added convenience- Laundry with built-in cupboard and direct access to rear yard- Large outdoor entertaining area - Garage- Large rear yard with established lawns Location doesn't get much better than this. Quality education institutions of Cedar College, Heritage College, St Pauls College, as well as Windsor Gardens Secondary College and Hillcrest Primary School, are all in the local area. There are magnificent wetlands and a board walk close by, the perfect place for daily exercise and to kick back on a Sunday morning with a coffee at the local Café. Greenacres Shopping Centre, Northgate Shopping Centre and Westfield Tea Tree Plaza are nearby for quality shopping while public transport is easily accessible on nearby North East Road. All of this while being a short commute by bus or car directly to the Adelaide CBD! For further information please contact Fadi Oudih on 0455 999 007, Surinder Singh on 0488 555 119 or 8269 7711 (office). 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