

**15 Delhi Avenue, Hillcrest, SA 5086**



**Sold House**

Wednesday, 13 September 2023

15 Delhi Avenue, Hillcrest, SA 5086

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 411 m2**

**Type: House**



Luke Mitchell  
0411703055

## Contact agent

This contemporary dream home is a rare gem with free-flowing functionality, attention to detail and an unmatched lifestyle in leafy Hillcrest. Built in 2017 by award-winning Fairmont Homes with 265.74sqm approx, of living in this 3 bedroom, 2.5 bathroom, double garage, triple courtyard home provides versatility to meet all of your needs. The sunlit king size main bedroom combines serenity and style with a dual walk-in robe, pendant lighting, ceiling fan and an opulent ensuite featuring floor to ceiling ceramic tiles. Natural light fills bedroom 2 and 3, both complete with built-in robes and ceiling fans. Bedroom 2 features pendant bedside lighting, and private ensuite access to the central bathroom finished with polished tiles. The purpose built office includes a built-in robe and garden views, offering the flexibility to cater to your evolving needs - use as a fourth bedroom/teenage retreat or for multi-generational living. The first of three courtyards features a charming pitched gazebo and lush greenery, creating an inviting peaceful outdoor oasis. It also boasts a gym space, under cover from the weather and with a ceiling fan. Blending grandeur and warmth, the kitchen boasts a glass splash back window, Westinghouse oven and stovetop, dishwasher, double sink, fridge plumbing and a convenient butler's pantry, equipped with an additional sink, abundant storage, exhaust fan and even air conditioning for added functionality and comfort. Spend a night in and get cosy in the spacious open plan living/dining room. Enjoy the gas fireplace and garden views, complete with in-built shelving and glass entertainer's stacking sliding doors for seamless indoor-outdoor entertaining. Outside is your tropical sanctuary with lavish greenery and in-built garden seating perfect for long alfresco lunches. It's a space to love year-round with an undercover, paved and powered entertaining area complete with a pergola and Ziptrack outdoor blinds. Features we love: \*Set on 411sqm approx \*King size main bedroom with walk-in robe \*Bedroom 2, 3 and study with built-in robes \*Ducted reverse cycle air conditioning \*Gas log fireplace \*Ceiling fans to all bedrooms, living area and 2x alfresco areas \*Ethernet network wiring throughout house with multiple data points \*TV points in all bedrooms, living area and rear alfresco \*Ample storage throughout \*Gym area in the first courtyard \*Automated sprinkler systems to front and rear gardens \*2,000 litre above-ground rainwater tank (feeds toilet and sprinkler system) \*4,000 litre below-ground stormwater retention tank with automated pump system \*Solar blanket in addition to R5.0 insulation batts in loft space \*R2.0 insulation to internal walls \*R2.5 insulation to external walls \*Ziptrack blinds to front window, centre and rear alfresco areas \*Smart Glass to all windows (for thermal insulation) \*2.7m ceilings \*Three courtyards and undercover BBQ area \*2x gas points for BBQ \*Two car garage with remote roller door \*Multi-use double garage equipped with air conditioning and recessed down lights \*Side security gate prevents access to rear gardens (and all but one door and window) Overlooking the peaceful Delhi Reserve you will discover the idyllic charm of Hillcrest, where lush green landscapes meet the convenience of urban living. With easy access to transport, shopping centres, leading schools and only 10km to Adelaide's vibrant city centre, Hillcrest is the perfect place to call home. 15 Delhi Avenue is a compelling residence that balances contemporary design, homely warmth and convenient living. It is not to be missed. \*\* All information provided has been obtained 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 and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 61345 RLA 282965 RLA 231015