

**15 Hill Smith Boulevard, St Clair, SA 5011**



**Townhouse For Sale**

Tuesday, 30 April 2024

15 Hill Smith Boulevard, St Clair, SA 5011

**Bedrooms: 2**

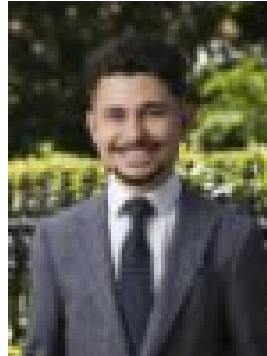
**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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John Eglezos

0413835213

**\$650,000 - \$695,000**

Built in 2017 as part of the illustrious St Clair development, this pristine corner townhouse maintains its modern appeal and is ready to welcome its newest residents to this bustling residential estate. This modern gem is perfectly situated in Adelaide's west, surrounded by newly built homes, lush parks, playgrounds and expansive green spaces, making it an ideal haven for families, investors, or first home buyers. Step inside this exquisite residence and discover a thoughtfully designed layout that effortlessly combines comfort and style. With 2 bedrooms and 1 bathroom, this townhouse offers the perfect blend of functionality and luxury. The modern living area on the first level is adorned with floor-to-ceiling windows, bathing the space in natural light and inviting the outdoors in. Additional cabinets make this the perfect spot to unwind to whichever leisure the mood desires. Flowing to the open plan living/dining space, the well-appointed kitchen features an inviting breakfast bar bench, ample cupboard space, a gas stove and electric oven, dishwasher, further adding the bright, light and airy ambiance maintained throughout. The advantage of being a corner home is made present with living spaces further expanding the size offering a versatile space. Flowing to the yard, a private enclosed space is the perfect place to relax. The upper level is also bathed in natural light, lending an elegant touch to each room. The two carpeted bedrooms provide a cozy retreat, both with built in wardrobes. The main bathroom which showcases a bathtub, shower, toilet, and vanity, all exquisitely tiled and meticulously maintained. Throughout the property, you'll find downlighting and modern light fixtures, creating a warm and inviting atmosphere. A linen cupboard in the hallway outside the bathroom offers additional storage space, further enhancing the home's functionality. The carpeted staircase adds a touch of sophistication, complementing the overall design aesthetic of the home. Stay comfortable year-round with ducted heating and cooling, ensuring the perfect temperature throughout the home. Blockout blinds on all windows provide privacy and allow for customised light control and the bright, light, and airy colour palette throughout the townhouse enhances the sense of space and tranquillity, while simultaneously providing a blank canvas for your personal touches. Convenience is at your fingertips with St Clair Village only a few minutes walk away, where you'll find popular amenities such as Coles, Sushi Train and St Clair Train Station. Additionally, recreational options abound, with tennis courts, a skate park, various playgrounds and a soccer oval all within the St Clair vicinity. Don't miss this opportunity to make this exceptional townhouse your own. Experience the perfect fusion of modern living, scenic surroundings and a thriving community. Additional features include:

- Low maintenance front yard and striking front facade
- Privacy with the separation of the entertaining areas and bedrooms on separate levels
- Plenty of storage options, cupboards and understairs storage
- Attic that spans a large portion of the roof cavity
- Daikin Reverse cycle ducted A/C
- "Day to night" blinds, perfect for any shift or night worker
- Block out blinds to lounge, dining and rear slide door/window
- Alarm system
- Crimsafe front security door
- Spacious secure garage with auto roller door
- Plush carpets
- Irrigation system

Nearby schools include: Pennington Junior Primary School, Woodville Primary School, The Grove Education Centre, Woodville High School, Mount Carmel College, Findon High School, Seaton High School. Ray White Prospect is taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection. 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.