

**15 Hill Street, Parkside, SA 5063**

**HARRIS**

**Sold House**

Thursday, 12 October 2023

15 Hill Street, Parkside, SA 5063

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 490 m2**

**Type: House**



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## Contact agent

Nestled in the heart of the ever popular city fringe oasis of Parkside, this much loved, solid brick conventional home circa 1966 offers a remarkable opportunity for discerning homeowners. Prepare to be captivated by the allure of this vibrant neighbourhood and a home that has a lot to offer plus the added bonus of a self-contained granny flat in the low maintenance garden of 490m<sup>2</sup>. With every urban amenity at your doorstep, this home promises a lifestyle of unparalleled ease. The main home offers three generously proportioned bedrooms with built-in robes and reverse cycle split system air conditioners. A spacious north facing living room overlooks the front garden and is bathed in natural light. Another split system air conditioning caters for the living room. The open-plan dining area seamlessly connects with the family room and renovated kitchen. Or maybe use this space as a home office as the current owner prefers. A lovely open feel is on offer at the rear of the home where the renovated kitchen, casual dining and family room are situated. The kitchen features a Belling oven with induction cooktop, dishwasher, ample cabinetry and benchtop space. This area is comfortable all year round with gas heating and another reverse cycle split system air conditioner. Renovated bathroom sits adjacent to the bedrooms and the adjoining laundry has the convenience of a second w/c. Step outside and discover the real bonus with the granny flat or maybe an ideal haven for a teenager or extended family. Offering an air conditioned living area, kitchenette space, bedroom with built-in robes and ensuite bathroom. Outdoor living dreams come true with a generous entertaining area featuring a covered pergola. It's the ideal setting for al fresco dining, hosting gatherings, or simply unwinding in your private, water wise sanctuary. Excellent off-street parking for up to three cars, with two being accommodated under the carport with remote control access. Extra features include:- House with 3 bedrooms plus self contained granny flat with another bedroom, bathroom and kitchenette- 7 reverse cycle split system air conditioning units- Second w/c in laundry- 3 phase power- Solar panels- Gas heater- Separate electricity meter to the granny flat- Low maintenance, water wise garden- Garden sheds

A short stroll will lead you to a world of delights, including public transport for effortless commuting, charming cafes and delightful restaurants to satisfy your culinary cravings, and the iconic IGA Foodland at Frewville for all your grocery needs. Plus, you'll have peace of mind knowing that excellent schools, including the highly-regarded Glenunga International High School, are within easy reach. Such a rare find in a coveted location that combines urban living with the comforts of home. Step into the lifestyle you've been dreaming of in Parkside.

Specifications: CT / 5789/559 Council / Unley Zoning / EN Built / 1966 Land / 490m<sup>2</sup> Frontage / 13.41m Council Rates / \$2065.85pa Emergency Services Levy / \$216.30pa SA Water / \$243.05pa Estimated rental assessment / \$800 - \$900 per week / Written rental assessment can be provided upon request

Nearby Schools / Parkside P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S

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