

16 Patricia Avenue, Hillcrest, SA 5086



Sold House

Thursday, 9 November 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 526 m2

Type: House



Fadi Oudih
0455999007



Jimmy Wu
0882697711

\$815,000

Auction Location: On Site Nestled within the highly sought-after enclave of Hillcrest, this impeccable family home epitomizes peaceful and serene living. Meticulously maintained, it offers a lifestyle that seamlessly connects you to an array of delightful amenities, including serene walking paths, lush parks, and inviting playgrounds. Upon arrival, you'll be captivated by the charming facade and a spacious floor plan that bathes in natural light. The neutral color scheme exudes modern-day elegance, creating an ambience of timeless sophistication. The thoughtfully designed layout is practical and family-friendly, featuring three spacious bedrooms, two well-appointed bathrooms, and a convenient double garage catering to your family's needs. Whether you're a culinary enthusiast or simply seek a welcoming gathering space, you'll relish the divine open-plan kitchen, family, and living room. For moments of tranquility, escape to the charming lounge room. This is a true lifestyle home, with the interior seamlessly transitioning to an impressive outdoor entertaining area. The outdoor deck with a pergola and an additional verandah overlooks the lush garden, offering the perfect setting for peaceful mornings with a cup of coffee or hosting cherished gatherings with loved ones. Whether you are looking for a quality first home, a family abode in a highly sought-after area, or an investment property, this high-caliber home is your ideal choice. Features that make this home special:- Master bedroom complete with walk-in robe and ensuite- Bedrooms 2 and 3 with built-in robes - Spacious lounge room - Immaculate kitchen equipped with gas cooktop, offering ample cupboard and bench space- Large light-filled living and family area with glass sliding doors opening to the outdoor entertaining area offering a seamless flow between indoor and outdoor living- Timeless main bathroom with powder room, bath and shower- Separate toilet for added convenience- Ducted evaporative cooling - Gas heating - Separate laundry with storage and external access- Outdoor deck entertaining area with pergola, café blinds and adjustable lighting, making this the perfect space to host guests- Large rear yard with well-manicured gardens with grass area for kids and pets to play- Garden shed with cement slab and conveniently plumbed - Double garage with automatic roller door and external access through additional roller door- Landscaped front garden with double width driveway for off-street parking 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 boardwalk 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! 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