

**18 Hilltop Avenue, Mount Gambier, SA 5290**



**House For Sale**

Friday, 19 April 2024

18 Hilltop Avenue, Mount Gambier, SA 5290

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Sarah Barney  
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**\$920,000**

Elders Mount Gambier is pleased to present 18 Hilltop Avenue, Mount Gambier, for sale. This designer-inspired home transcends luxury lifestyle. It sits within a desirable residential area, just moments from Don McDonnell Reserve and the Conroe Heights Supermarket. Popular schools and childcare centres are nearby. The home features a unique, modern facade with stunning street appeal. It is accessed via a Hotmix drive leading to a three-car garage under the main roof - with timber look garage doors, ample storage, a ladder to the attic and quality flooring and lighting. Bay three leads through to a rear garage with a wash bay between - keeping your beloved four-wheeled friend in mint condition has never been easier. A beautifully landscaped front garden with blue stone step path leads to a timber deck portico, with a stylish contemporary front door. The entry foyer signals elegance with an LED chandelier - this is no ordinary home. The hall accesses the main bedroom immediately to the left, with the living room opposite. The spacious main bedroom features a large window with modern blinds facing the garden. It is carpeted for comfort and offers pendant lighting, a walk-through robe with dual-side cabinetry and a stunning ensuite. The dangerously luxurious ensuite provides the optimum relaxation experience with a tiled-in corner spa bath with 24 jets and a recessed LED smart television. It benefits from a solid frameless glass door shower with a wall shower head and an epic drop rain shower. It has a double basin vanity with lots of storage and a full-width mirror. The toilet sits behind a door for privacy. The living room offers soft, neutral carpets and dual windows with blinds overlooking the front garden. It is comforted with ducted heating that features throughout the home. The central living space and hallway feature exquisite, polished porcelain tiles with LED lighting for a stylish, minimalist atmosphere. A home study sits behind the living room, accessed from the open-plan family room via the dining room and kitchen via pocket sliding doors. The central living area offers convenient access to the garage. The spacious family room features a built-in entertainment unit with LED backlighting. It accesses the main hallway to the right and the incredible sunroom/pergola to the left - via sliding glass doors, opening to create an elaborate entertaining area. The dining room sits adjacent to the hallway and outdoor areas. It benefits from views directly onto the low maintenance, split level, terraced grassed rear garden, which it accesses via sliding glass doors. The stunning designer kitchen features slick stone worktops with a full-width breakfast bar, accommodating a modern undermount sink, an integrated dishwasher and pendant lighting. The rear wall features stylish, soft-touch cabinets and drawers with a white-tiled splashback. Top-of-the-range appliances include a pyrolytic self-cleaning oven, an induction cooktop and a whisper-quiet range hood. A Butler's pantry sits behind, providing ample space for appliances, preparation and storage - perfection. Three double bedrooms sit to the right of the hallway, all offering built-in robes and ceiling fans. All benefit from large windows with blind coverings, carpets and ducted heating. The family bathroom sits between bedrooms two and three both with built-in wardrobes, which both have access for convenience. It has a central feature wall with a modern, free-standing bath, gloss tiles and white gloss walls with towel rails, a vanity with storage, an above bench basin and a mirror, a glass frame shower and a private toilet. The laundry sits between bedrooms three and four, both with built-in wardrobes, accessing the garden and offering a large linen press with storage and a wash basin. The incredible sunroom/pergola features a built-in natural gas barbeque and range, a huge ceiling fan, lighting, timber decking and glass sliding doors on both sides. The rear shed also features a roller door and 3-phase power from the garage and sits at the rear of a Hotmix wash bay and a clothesline. This uncompromising property delivers with an A-Bus speaker system, instant gas hot water on both sides of the home, storage, lighting and concrete flooring in the main garage, wi-fi operated pop-up sprinklers, a 3200L rain-water tank, low maintenance gardens with secure fencing, a 6kw solar system, stone benchtops in all the wet areas, LED lighting with high quality switches and high quality tapware throughout. Contact Sarah Barney at Elders Real Estate, Mount Gambier, to learn more about this unique addition to the market and book your viewing to avoid disappointment.