

**19 Flinders Road, Hillcrest, SA 5086**

**Boffo**

**House For Sale**

Friday, 24 May 2024

19 Flinders Road, Hillcrest, SA 5086

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 381 m2**

**Type: House**



Jimmy Wu  
0882697711



Caelum Young  
0882697711

## **Auction \$600,000**

Auction Location: On Site Superbly located directly across from Flinders Road Reserve is this 1999 built, renovated abode, situated on a low maintenance 381sqm (approximate) manicured block and offers an unparalleled lifestyle, seamlessly connecting you to a plethora of delightful amenities, including serene walking paths, lush parks, and playgrounds. Thoughtfully built, this home features a separate lounge room upon entry that has a seamless flow to the light filled, open plan dining and kitchen area that leads to the impressive outdoor entertaining area that overlooks the lawn area where you can watch the kids and pets play or host loved ones. Whether you are seeking a quality first home, a family abode to live in within an in-demand area, or looking for an investment property, then this gorgeous home is the one for you! Features that make this home special:- Two good sized bedrooms, both equipped with built-in robes and ceiling fans - Separate light-filled lounge room - Immaculate kitchen equipped with stainless steel dishwasher, gas cooktop, breakfast bar, ample cupboard and bench space- Meals area adjacent kitchen with split system air conditioning- Modern bathroom with floor to ceiling tiles, separate bath, shower + separate toilet for added convenience- Separate laundry with storage and external access- Ducted air conditioning- Expansive paved undercover entertaining area with pitched roof, offering the perfect space to host guests- Large rear yard with well-manicured gardens with grass area for kids and pets to play- Shed in rear yard with bench and shelves (3.35m x 5.87m approximately) - Single carport with roller door Ideally located only minutes away from Greenacres and Lightsview Village Shopping Centre's, a variety of schools including St Pius X Primary School, Klemzig Primary, Hillcrest Primary, Avenues College and Cedars College. Within easy access to the city via the O-Bahn Klemzig Interchange which is only minutes away. All of this and only 11km (approximately) to the Adelaide CBD and 6.4km (approximately) to all of the shopping and entertainment options that Tea Tree Plaza has to offer. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee 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 inquiries and obtain their own legal advice. 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