

# 19 Heinemann Circuit, Hillier, SA 5116



## House For Sale

Friday, 1 March 2024

19 Heinemann Circuit, Hillier, SA 5116

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 388 m2**

**Type: House**



Michael Dittmar  
0451670631



Jamie Wood  
0403592500

## Auction Online | Unless Sold Prior

Michael Dittmar & Jamie Wood are proud to present 19 Heinemann Circuit, Hillier to market! This well presented 4 bedroom, 2 bathroom property offers everything a growing family, upsizer or the astute investor could desire. Step inside to discover a spacious layout designed for modern living. Boasting 2 generously sized living spaces and an open plan kitchen/living/dining, this the perfect setup for entertaining and easy everyday living. The kitchen is a chef's delight with its sleek contemporary styled cabinets, chef grade stainless steel appliances and luxurious breakfast bar, ideal for meal preparation. The Master bedroom is located at the front of the property, offering privacy and sanctuary with plush carpets, private ensuite and walk in wardrobe. Bathed in natural light, bedrooms 2, 3 & 4 feature built-in wardrobes, ideal for storage and have easy access to the centrally located family bathroom which caters to the needs of the entire household. Seamlessly bring together indoor and outdoor entertaining with the alfresco undercover dining space which overlooks your easy to maintain garden paradise. It's the perfect spot for enjoying the outdoors, hosting BBQ's with friends and family and soaking up the sunshine! Located in the sought after and family friendly suburb of Hillier, this property overlooks a lovely reserve, creating a peaceful atmosphere while only being a short drive away from local amenities, schools and sporting centres. Munno Para Shopping Centre, Elizabeth Shopping Centre and Gawler are only a quick drive away. Stay connected to friends and family in surrounding areas with ease of access to local public transport options and Main North Road. Features:

- The well appointed kitchen features state of the art gas cooktop and chef grade appliances.
- Lovely floorboards throughout the property create a warm and inviting atmosphere while plush carpets in the bedrooms certainly make a cosy space.
- The modern neutral colour scheme throughout the interior provides a canvas for you to personalise and make it your own.
- Ducted air conditioning throughout the property which ensures your air comfort year round.
- Laundry room features additional storage options, bench top and direct access to the outside via sliding doors.
- Hot water is serviced by mains gas
- Enjoy time in the low maintenance garden which has an established irrigation system.
- A 13.1kw solar system installed.
- Well sized garden shed is ideal for storage.
- The 2 car garage is a perfect off street, secure parking option, also featuring a panel lift door for added security.

More Info: Built - 2022 Land - 388 sqm (approx.) House - 174sqm (approx.) Zoned - MPN - Master Planned Neighbourhood Council - GAWLER Gas - Mains To register your interest please phone Michael Dittmar on 0451 670 631 or Jamie Wood on 0403 592 500. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you.\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 284373