

**212 Saint Bernards Road, Hectorville, SA 5073**



**House For Sale**

Tuesday, 16 January 2024

212 Saint Bernards Road, Hectorville, SA 5073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



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## Auction On-Site Sunday 4th February 10:00AM

Step into a world of timeless charm with this enchanting three-bedroom, one-bathroom brick cottage that seamlessly blends traditional elegance with modern upgrades. Nestled just footsteps away from bustling shopping centres and delectable restaurants, this home offers a rare combination of convenience and character. As you cross the welcoming verandah entry, you'll be greeted by an attractive arched hallway that leads through to the living area adorned with laminate timber floors. The separate lounge room provides additional space for relaxation, while the high ceilings enhance the natural light flowing throughout the home. The kitchen and dining area boast a stylish fully renovated kitchen featuring stone benchtops, stainless steel gas cooking, a dishwasher, mixer tap, and ample white cabinetry. Step outside to discover the undercover alfresco entertaining area, perfect for hosting gatherings or enjoying quiet evenings overlooking the neat and secure backyard. This home is equipped with ducted reverse cycle air conditioning for the perfect temperatures. Bask in the three generously sized bedrooms, all with built-in robes and two with ceiling fans, offering peaceful retreats. The spacious bathroom showcases a shower and bathtub for luxurious relaxation. Completing the picture is a beautifully updated laundry room and a separate toilet for added convenience. Outside, the lovely established gardens create an ideal play space for children and pets, accompanied by a garden shed for storage. A large, sealed driveway with an automatic sliding gate ensures both convenient parking and security. This residence not only provides an exceptional living experience but also presents an ideal opportunity to capitalize on further enhancements. Easily accessible to award-winning schools, the CBD, shops, cafes, and beautiful parks, this home invites you to embrace a highly sought-after lifestyle in a thriving community. First-home buyers, renovators and investors will love the opportunities presented in this delightful home.

**Property Features:**

- Three-bedroom and one-bathroom home
- All bedrooms have built-in robes and carpet floors
- The master and second bedrooms have ceiling fans
- Separate lounge room to unwind
- Dining room connects to the kitchen, has bay windows, and double doors leading outside
- The upgraded kitchen has a large pantry, a dishwasher, Puratap mixer tap, a built-in gas stove, abundant white cabinetry, and stylish splashbacks
- The renovated laundry matches the kitchen, has bench space, tiled floors, and houses the detached toilet
- The bathroom has a glass shower, bathtub, and corner vanity, with polished concrete floors
- Reverse cycle ducted air conditioning
- Curtains and blinds fitted throughout the home
- Laminate timber floorboards throughout the living areas
- Gas hot water system
- Stunning, paved rear verandahs for entertaining
- Neat backyard with a garden shed and lawn space
- Tidy front yard with lawn space, established gardens, and a front porch
- Automatic gate for secure driveway parking for up to three vehicles
- Charming brick façade, high ceilings, and modern touches throughout
- East Torrens Primary School is only two minutes away

**Schools:** The nearby unzoned primary schools are East Torrens Primary School, Charles Campbell College, and Thorndon Park Primary School. The nearby zoned secondary school is Morialta Secondary College. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Auction Pricing -** In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Campbelltown Zone | GN - General Neighbourhood \ Land | 400sqm (Approx.) House | 168sqm (Approx.) Built | 1950 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa