

**27 Kosmina Crescent, Hillbank, SA 5112**



**House For Sale**

Saturday, 18 November 2023

27 Kosmina Crescent, Hillbank, SA 5112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 614 m2**

**Type: House**



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## **Auction Sunday 10th of December at 10am (USP)**

Privately nestled on a generous 614m<sup>2</sup> allotment, perfectly positioned in a quiet street in a delightful family friendly area, this upgraded and exquisitely presented 3 bedroom home offers both formal and casual living spaces along with generous alfresco entertaining and a sparkling inground swimming pool. Get ready for summer family fun as you relax underneath a high gabled pergola while the kids splash and play in the adjacent inground swimming pool. A shade sail overhead will ensure their summer safety while ceiling fans the pergola provide comfort all year-round. Established palms and gardens add a fresh botanical flavour. Relax in formal or casual comfort in a generous combined living/dining room or a spacious family room where a stylish modern kitchen overlooks. Sleek timber grain flooring, fresh neutral tones, LED downlights and quality window treatments provide a distinguished contemporary ambience for your daily living. Cook in comfort and style with upgraded amenities including sleek gloss cabinetry, composite stone bench tops, waterfall island breakfast bar, double black sink, stainless steel appliances and generous walk-in pantry. All 3 bedrooms are well proportioned, all offering fresh quality carpets, split system air-conditioners, ceiling fans and robe amenities. The master bedroom features a walk-in robe and ensuite bathroom. Bedrooms 2 and 3 both offer built-in robes. A bright main bathroom with separate bath and shower, separate toilet and a brand new walk-through laundry with ample storage cupboards complete a value packed interior. A single carport with auto roller door will securely accommodate the family car, plus there's a drive-through function to the pergola beyond. Ducted evaporative and split system air-conditioning, a 18 panel 5KW solar system and beautiful manicured gardens complete a value packed offering that is bound to appeal. Briefly: \* Spacious family home with a sparkling inground swimming pool \* Generous traditional allotment of 614m<sup>2</sup> \* Roller shutters to all windows including sliding door to patio \* Both casual and formal living zones \* Generous combined L-shaped lounge/dining with split system air-conditioner \* Spacious family room with stylish modern kitchen overlooking \* Timber grain flooring, fresh neutral tones and LED downlights \* Kitchen boasting including sleek gloss cabinetry, composite stone bench tops, waterfall island breakfast bar, double black sink, stainless steel appliances and generous walk-in pantry. \* 3 spacious bedrooms, all with fresh quality carpets, split system air-conditioners, ceiling fans and robe amenities \* Bedroom 1 with walk-in robe and ensuite bathroom \* Bedrooms 2 & 3 with built-in robes \* Bright main bathroom and separate toilet \* Brand new walk-through laundry with exterior access \* High gabled pergola over paved patio \* Pergola with ceiling fans and polycarbonate roofing \* Outdoor kitchen includes a plumbed to mains sink \* Sparkling inground swimming pool with shade sail over \* Brand new pool filtration system which includes new filter, salt water chlorinator and new pipework \* Delightful manicured gardens and lawns \* Ducted evaporative and split system air-conditioning \* 18 panel 5KW solar system for reduced energy bills \* Fabulous opportunity for the active growing family Delightfully located in a vibrant, family friendly, low traffic street. Enjoy desirable school zoning to Salisbury Heights Primary School and Playford International College. Quality private schooling can be found at Thomas More School, St Mary Magdalenes, St Augustines and Tindale Christian School. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. There is a variety of parks and reserves in the immediate are including McPhee Park & Playground, just around the corner, along with the Cobbler Creek Mountain Bike Park & Jo Gapper Dog Park. Choose to shop at either Salisbury Shopping Centre, Elizabeth City Centre or Golden Grove Shopping centre, a short drive away. Public transport is a readily available and Lyell McEwen Hospital is within easy reach. For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326570