

**3/11 Hyland Avenue, Darlington, SA 5047**

**House For Sale**

Friday, 3 November 2023

3/11 Hyland Avenue, Darlington, SA 5047

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Glenn Nelson  
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**\$835,000 - \$855,000**

Brand-new home with spanning views from City to Sea overlooking treetops across the Adelaide plains. Whether you're an owner occupier, professional or avid investor... Think urban, city fringe living with low to no maintenance. Exceptional value for money on this new sustainable quality project build providing a North facing rear yard basking a winter sun through the living. Featuring two living spaces, three generous sized bedrooms including black ceiling fans, built-in wardrobe and ensuite plus off the master. Open plan kitchen/living with stylish appliances, Mirostone bench tops, high quality gloss cupboards. Appliances include gas cook top, rangehood, multi-function oven, dishwasher and ample storage. And we don't want to forget about the second living room! Entertain family and friends on the unique undercover alfresco taking in Adelaide's spanning treetop, city, sea and hills for the mood changer! By night it will frill you! Complete with a stylish electric 'Vergola' enjoying year-round comfort with shade to sun, you're in control! Barbecue's will taste all that bit sweeter! What sets these homes apart:

- With a range of modern materials to name a few is 'Zego' an insulated concrete form, Prominence wall cladding & Glass reinforced concrete (GRC) on the second level. Concrete flooring separates the two levels, so well insulated and noise transfer limited between the property and the outside.
- Mouth-watering North facing views taking in the Sea to City, Flinders Medical and suburban treetops
- Three generous bedrooms all with built in robes & ceiling fans
- Two separate living spaces with open plan kitchen
- Modern kitchen with Mirostone bench tops, soft close drawers, and high-quality gloss cupboards.
- Dishwasher, electric cooking, gas cooktop and rangehood with neat overhead cupboards
- Hybrid flooring in living areas and quality carpet to the bedrooms
- LED downlights throughout
- Skylight in living/dining
- Fitted built-in robes to all bedrooms
- Floor to ceiling tiling in the bathrooms
- Single lock up B & D garage with internal access to the home
- Ducted reverse cycle air-conditioning
- Undercover alfresco entertaining area with powered louvres for year-round enjoyment
- Fully fenced and landscaped gardens to common area with exposed aggregate concrete driveway in salt and pepper
- Floor space including porch, alfresco and garage ranging from 195sqm

above Ready now to move in and enjoy! Glenn Nelson | 0400 133 695 Jessica Clarke | 0407 312 091 (08) 8328 1400 | [harcourtsplus.com.au](http://harcourtsplus.com.au) We Create Success | Darlington

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