

3 Gloaming Close, Hillbank, SA 5112



Sold House

Thursday, 26 October 2023

3 Gloaming Close, Hillbank, SA 5112

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 640 m2

Type: House



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\$430,000

Potential Packed Gem - Under firm instruction to sell, this exciting new release in the ever-popular suburb of Hillbank offers an unbeatable opportunity for first-home buyers, investors or renovators alike. Set on a near/level allotment of some 640 sqm approx., the home is well-proportioned and offers plenty of room for family living. There are three good-sized bedrooms with built-in robes, hallway storage, a main bathroom with a separate toilet and a large laundry. Enjoy direct access from the dining room and main bedroom to the large undercover entertaining area at the rear. There is a shed, cubby house and aviary at the rear of the large backyard and undercover parking for one vehicle accessed by the automatic roller door. Conveniently located opposite the large Gloaming reserve, a short stroll to the Jo Gapper dog park and close to public transport, this property is under a 45-minute drive to the CBD. What makes this property special? • Perfect for investors, first-home buyers or renovators • Near-level, reserve-side allotment • Good condition, ready to modernise • Two living areas • Three good-sized bedrooms • Large covered rear verandah • Ducted reverse cycle ducted AC • Garden shed, cubby house and aviary

Specifications: CT | 5291/982 Land Size | 640 sqm approx. Built | 1979 Title | Torrens Zoning | Hills Neighbourhood Council Area | Playford Council Rates | \$1,957.55 p/a approx. Emergency Services Levy | \$138.13 p/a approx. SA Water supply | \$74.20 p/q approx. SA Sewer | \$79.50 p/q approx. You must not rely on the information in this publication. Always seek independent advice.

VENDORS STATEMENT
- Please Note: The Vendors Statement will be available for inspection at the agent's office three business days before the auction and at the auction site at least 30 minutes before the auction.