

**3 Hallett Road, Littlehampton, SA 5250**



**House For Sale**

Tuesday, 21 November 2023

3 Hallett Road, Littlehampton, SA 5250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 602 m2**

**Type: House**



David Parkins  
0883916866



Zane Bielby Spooner  
0421843622

## Best Offers By 05/12 at 2pm (USP)

Welcome to 3 Hallett Road, where the dream of home ownership, hosting family gatherings, and embracing prime real estate awaits. Nestled in the heart of Littlehampton, this modern gem presents an ideal family haven. Built in 2013 by Sekisui House, this stylish home sits on a 602m<sup>2</sup> allotment, offering three bedrooms and two bathrooms. The contemporary design is complemented by two living spaces, open plan layout, a large entertaining deck and a spacious two-car garage. Boasting a prime location, this property seamlessly combines comfort and accessibility, making it the perfect place to call home. Be sure to visit this beautiful move-in ready home - you're sure to fall in love.

**Internal Features**

- Built in 2013.
- Master bedroom offers a walk-in robe and ensuite.
- Bedroom 3 features a built-in robe.
- Two living spaces.
- Open plan living, dining and kitchen.
- Light filled layout.
- The Kitchen offers a Glem Gas dishwasher, Blanco oven and gas cooktop, and a Blanco range hood.
- Zoned ducted reserve air-conditioning.

**External Features**

- 602m<sup>2</sup> allotment.
- Flat block.
- Blank canvas backyard.
- Stunning entertaining deck with ceiling fans.
- Garden shed.
- Automatic lawn irrigation system (front and back).
- Gas hot water system.

Specifications: CT: 6093 / 598 Council: Mount Barker District Council Zoning: Neighbourhood Built: 2013 Land: 602m<sup>2</sup> Council Rates: \$3016 p/y Emergency Services Levy: \$126.20 p/y SA Water: \$140 p/q All your local facilities include local school, reserves, shops, and medical facilities are all a short 3 minute drive. This home is the perfect location for centrality in Littlehampton. Less than 5 minutes in the car, you are in the heart of Mount Barker or within 5 minutes to the South Eastern freeway and into the CBD in 30 minutes. Combining Hills' lifestyle and metropolitan accessibility, Littlehampton is a premium location.

**Disclaimer:** 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 (including but not limited to - property land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA 278947