

**3 Highview Drive, Hillbank, SA 5112**



**House For Sale**

Friday, 5 April 2024

**3 Highview Drive, Hillbank, SA 5112**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kim Rondeau  
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## \$600,000-\$630,000

Savvy Estates welcomes you to Sanctuary Rise at Hillbank. A spectacular area featuring views to the coast and hills. A local park for the children to play brings the community together in a safe environment. The house is situated on the high side of the road, sitting proudly on a block size of 550m<sup>2</sup>, among quality homes. Sensible architectural design flows seamlessly with rooms on either side of the passageway. Enter to view natural tiling in the expansive hallway. The master bedroom suite incorporates his and hers walk in robe and private ensuite. Bedroom 2 and 3 are carpeted and include built in robes in well sized rooms. Open plan living and dining unite the whole family for meals and connecting at the end of the day. The island bench becomes a hub for breakfast and coffee with friends. Gas cooking, under bench oven, range hood and pantry incorporates great storage. A generous rear yard offers established gardens, lawn play area and garden shed. Certainly a house to call your next home. PROPERTY ATTRIBUTES Neutral tone floor tiling flows from entry hall to all living areas. Open plan living flooded with natural light. Private main suite with walk in robe and ensuite. The master suite is exceptional in size and easily suits a king size bed. Bedrooms 2 and 3 include built in robes. Divine 3 way bathroom with bath and shower alcove. Split system heating and cooling in lounge and main bedroom. LED downlights and 2.7 ceiling height. Storage is king, the linen press and laundry include storage. Huge double auto garage with home access. Practical rear roller door to the garage. Generous 550m<sup>2</sup> land with established gardens. Council Area : City of Playford Council Rates : TBASA Water Supply : \$74.20 SA Water Sewerage : \$81.36 Land Size : 550m<sup>2</sup> Certificate of Title 6143/371 Built 2014. Investors : Currently tenanted until June 2024 Rent Appraisal Upon Request.