

# 3 Hillfarm Drive, Park Grove, Tas 7320



## House For Sale

Thursday, 13 June 2024

3 Hillfarm Drive, Park Grove, Tas 7320

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 719 m2**

**Type: House**



Jenna & Andrew Miles

**\$699,000**

An eye-catching street appeal and a curb side presence that cannot be denied! A standout property on Hillfarm Drive highlighted furthermore by its manicured landscaping and being one of the honest quality constructions in 1995 era. Using the original elevation of the land, the garage with convenient internal access is set on a slightly lower point, all the living spaces and bedrooms are on one level. A functional and liveable sunny floor plan that provides flexibility for families, couples, and retirees. Quality vinyl planks through the updated kitchen and adjacent dining space, excellent carpet in living space, hallway and 3 of the 4 bedrooms. Master bedroom with sliding built-in robe as found in each bedroom, and modern tiles in the ensuite, the main bathroom presents with a similar style. A neutral and homely theme exists and blends almost with any incoming splash of colours with newly introduced furnishings. The low set undercover timber decking is accessed from the dining area and is brilliantly positioned to make the most of the sunshine whilst entertaining friends, unwinding with a good novel, or just admiring the neat gardens. The internal park land at the rear of this property adds a further dimension and play area for children, private, safe and a secret known only to those lucky to reside in this peaceful location. A highly recommended and honest property, outstanding location a reflective price point for this home's finer points. Call us, Andrew & Jenna for a prompt inspection. Additional Property Information: Year Built: 1995 Council Rates: TBA Water Rates: \$1,109.92pa + usage charges Floor area: 134m<sup>2</sup> approx (excluding garage & alfresco) Land size: 719m<sup>2</sup> approx

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