

32 Norseman Avenue, Hillcrest, SA 5086



House For Sale

Monday, 15 April 2024

32 Norseman Avenue, Hillcrest, SA 5086

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 476 m2

Type: House



Margarete Ehrhardt

0409678700

\$674,000 Best Offer

Hillcrest is a suburb of Adelaide in the City of Port Adelaide Enfield local government area. It is around 10 km northeast of the city centre reinventing itself with many new houses. Shopping is close at the renovated Gilles plains shopping centre and only a short drive to Tea Tree Plaza. It is close to the city, close to the Hills, and lots of parks and walking tracks and there is easy access to public transport and the O'Bahn bus tracks going directly to the centre of Adelaide. Due to personal circumstances this property has come back on the market after one year providing you the opportunity to secure it at an affordable price and enjoy the low maintenance front garden makeover. The house was built in 1999 with three bedrooms, 1 bathroom and a single garage on approx. 476sqm block. From the porch, a small entrance hall leads into the master bedroom with a good size walk-in-robe and dual access bathroom with tub, shower and separate powder room, linen cabinet and WC. The garage with roller door provides secure internal access. A double size built-in robe in the hallway can be used as linen or pantry storage. Bedrooms two and three are located on the left with the laundry in between. The Laundry has a double broom / storage as well as shoe cabinet. It also has a door to the back where the fold out washing line is attached to the wall. A very long, spacious open plan kitchen, dining and living room is the hub of the home. The kitchen has a wide preparation bench which can also be used as breakfast bar. The 1.5 kitchen sink in the middle of a wide bay window lets plenty of daylight in and is a nice spot to watch the fishpond and entertaining area. A gas cooker unit, dishwasher, pantry cabinet and plenty of under-bench storage complete the kitchen. Heating and cooling is available through a gas wall unit centrally located in the open plan living area and ducted evaporative cooling throughout the house. A large solar system (6.4kw) and new instant gas hot water system was installed in 2023. The paved, all-weather pergola with fishpond in the middle is a wonderful place to spend time outdoors all-year round and entertain family and friends. The backyard with lawn, trees and raised vegetable or flower beds are there for you to grow your own produce and enjoy. The garden shed tucked away in the left corner provides space for garden tools and spare garden furniture. To check this out attend one of our open inspections or call the agent for a private viewing. Offers close 6th May 2024, unless sold prior. **DISCLAIMER:** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.