

35 Hamilton Road, Fairview Park, SA 5126

CENTURY 21

House For Sale

Tuesday, 5 December 2023

35 Hamilton Road, Fairview Park, SA 5126

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 585 m2

Type: House



John Leske

AUCTION

Located in an enviable position overlooking the 16th fairway of Tea Tree Gully Golf course, this superbly maintained home is ready to move straight into. Being in the same family for 3 decades this family home offers all the comforts you would expect in this superbly built home. The home was built circa 1982 has an excellent street appeal and has a modern feel and floor plan. The entry hall leads into an extra large lounge & formal dining room with superb cathedral ceilings and built in bar. The lounge has lovely views over the fairway. The separate kitchen has been updated in recent years and has gas hot plates, dishwasher, double sink and pantry, plus ample cupboard and bench space. The separate family room is large enough for the whole family with an added bonus of a 2nd meals area or possible study nook. There are sliding doors to the main pergola and also to a compact side pergola perfect for the morning coffee. All 4 bedrooms are of generous proportions with the master at the front of the home having an ensuite plus walk in robe and sliding doors to the rear pergola. The other 3 bedrooms have built in robes and easy access to the 3-way main bathroom with double vanity and separate w.c.. The home has excellent heating and cooling with ducted evaporative air conditioning and ducted gas heating. The home has also been recently painted and is in pristine condition inside & out. The rear gardens are low maintenance and have a tool shed plus a fully paved rear pergola, perfect for all year round entertaining. A special feature of the home is the parking facilities. There is an enclosed double width carport with automatic roller door plus ample parking for many more vehicles in the driveway. In short, a beautifully presented home in every way and will offer plenty for a myriad of buyers. Perfectly positioned in a convenient location, this home is within a short distance to Fairview Green Shopping Centre which offers Foodland, Shell Coles Express, a Newsagency as well as plenty of dining and take-away options. The popular Westfield Tea Tree Plaza Shopping Centre is less than a 10 minute drive away and boasts a wide selection of entertainment and shopping options. Also the newly built Child Care Centre due for completion early next year is within walking distance. For outdoor activities you can find Tea Tree Gully Golf Club, Vine Reserve and Tea Tree Gully Tennis Club all close by. The quality schools in the area include Surrey Downs Primary, Banksia Park R-6, Banksia Park International High and Saint David's Parish. For genuine sale. To be auctioned on site on Tuesday 19th December 2023 at 6pm (USP) The vendor offers flexible settlement arrangements and longer settlements O.K