

**35 Hawkins Avenue, Hillcrest, SA 5086**

**Boffo**

**House For Sale**

Friday, 3 November 2023

35 Hawkins Avenue, Hillcrest, SA 5086

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 450 m2**

**Type: House**



Jimmy Wu  
0882697711



Caelum Young  
0429529219

## **Auction \$600,000**

Auction Location: On SiteLive a low maintenance yet comfortable lifestyle in this conveniently located family home, boasting a spacious 450sqm (approximate) allotment. Enjoy the local amenities with plenty of space and potential to upgrade, this is a home perfectly suited to a wide range of buyers. Beyond the sought-after location, you'll be captivated by the charming facade and a flexible floor plan that bathes in natural light. As you step inside, you'll find a spacious lounge area, ideal for greeting and entertaining guests. Cooking enthusiasts will adore the charming kitchen with ample storage and a convenient breakfast bar. An adjacent meals area offers an ideal space for family dinners. Here, sliding doors open up to the rear yard, granting access to the generously-sized covered entertainment area, an ideal spot for hosting family and guests. The backyard features a grassy area, perfect for kids and pets to relish. The well-planned layout offers practicality and a family-friendly atmosphere, comprising three spacious bedrooms and a well-designed main bathroom. To top it off, there's a convenient laundry space with external access, a single carport with a roller door, and a gate for rear yard access. Whether you are seeking a quality first home, a family abode to live in within an in-demand area, or looking for an investment property, then this high-calibre home is the one for you! Features that make this home special: - 3 spacious bedrooms, bedrooms 1 and 2 equipped with built-in robes - Large light-filled lounge area upon entry with easy care flooring - Kitchen with breakfast bar - Meals area adjacent kitchen with air conditioning - Ducted air conditioning - Bathroom with separate bath, shower + toilet for added convenience - Separate laundry with external access - Expansive paved undercover entertaining area offering the perfect space to hosts guests - Large rear yard with grass area perfect for kids and pets to enjoy - Single carport with roller door and gate for access to the rear yard Location doesn't get much better than this. Quality education institutions of Cedar College, Heritage College, St Pauls College, as well as Windsor Gardens Secondary College and Hillcrest Primary School, are all in the local area. There are magnificent wetlands and a boardwalk close by, the perfect place for daily exercise and to kick back on a Sunday morning with a coffee at the local Café. Greenacres Shopping Centre, Northgate Shopping Centre and Westfield Tea Tree Plaza are nearby for quality shopping while public transport is easily accessible on nearby North East Road. All of this while being a short commute by bus or car directly to the Adelaide CBD! All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174