

36 Hillsea Avenue, Clearview, SA 5085



House For Sale

Monday, 17 June 2024

36 Hillsea Avenue, Clearview, SA 5085

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 354 m2

Type: House



Vanessa Bianco
0426031255



Joe Hibeljic
0431334630

Auction On-Site Saturday 6th July 2:30PM

Welcome to this stunning three-bedroom, two-bathroom family home, where modern styling meets functional design in a location that's hard to beat. This light-filled residence features polished timber floors and contemporary touches throughout, making it a perfect blend of style and comfort. Step into a home designed for both family living and entertaining. The open plan living area seamlessly transitions to a covered and paved alfresco space, ideal for hosting guests year-round. The backyard is fully fenced, providing a safe and spacious area for kids and pets to play, complete with a large shed for your tools and hobbies. The modern kitchen is the heart of this home, featuring gas cooking, a Puratap, a pantry, and ample cupboard space. While the breakfast bar is perfect for quick meals or a morning coffee. With ducted reverse cycle air conditioning, you'll enjoy comfort in every season. The main bedroom is a retreat, boasting a walk-in robe, built-in robe and ensuite bathroom. The two additional family bedrooms come with built-in robes, offering plenty of storage. The main bathroom features both a bathtub and a shower, with a separate toilet for convenience. Security is a priority with a built-in alarm system, and the home includes a dedicated laundry room for convenience. Parking is a breeze with a single roller-door carport and additional off-street parking on the driveway. Located just 10 km from the CBD, this home offers the best of suburban living with easy access to city amenities. Enjoy the convenience of walking to local shops, schools, parks, and public transport, and being within 5 minutes of newly established gyms, a tennis court and, parklands and reserves. This property is a fantastic investment in a sought-after area, perfect for families and investors alike.

Property Features:

- Three-bedroom and two-bathroom home
- All bedrooms have built-in robes
- The master features a walk-in robe, ceiling fan, and ensuite
- Open-plan family, meals, and kitchen area
- The kitchen has a breakfast bar, Puratap, and built-in gas stove
- The bathroom has a bathtub, glass shower, vanity storage, and a separate toilet
- Laundry room with storage and backyard access
- Reverse cycle ducted air conditioning system
- Floorboards throughout the bedrooms and living spaces
- All windows covered by blinds for privacy and comfort
- Security alarm system for peace of mind
- Gas hot water system
- Rear verandah for outdoor entertaining
- Rainwater tank in the spacious, secure, grass filled backyard
- Large shed for hobbies and storage
- Secure carport with additional driveway parking
- Adelaide CBD is less than fifteen minutes away
- Enfield Primary School is less than three minutes away
- Near by to two newly established gyms and scenic parklands and reserves

Schools: The nearby unzoned primary schools are Enfield Primary School, Hampstead Primary School, Blair Athol B-6 School, Northfield Primary School, and Prospect North Primary School. The nearby zoned secondary school is Roma Mitchell Secondary College. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Port Adelaide Enfield Zone | GN - General Neighbourhood \ Land | 354sqm (Approx.) House | 155sqm (Approx.) Built | 2013 Council Rates | \$1,164.20pa Water | \$TBC per ESL | \$284.75pa