

# 4 Fleet Avenue, Hillcrest, SA 5086

AD

## Sold House

Tuesday, 6 February 2024

4 Fleet Avenue, Hillcrest, SA 5086

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 385 m2

Type: House



Raj Arora  
0430003736



Mrunal Patel  
0470632029

**\$638,000**

Presenting an outstanding residence, conveniently located approximately 10 KM from the city, this property seamlessly combines proximity to urban amenities with a host of desirable features. Boasting four rooms, including a Walk-in robe in the main bedroom, it caters to the needs of first-time homebuyers and savvy investors looking for lucrative rental potential. The property's thoughtful design extends to a spacious carport, providing not only ample parking but also convenient storage solutions. This practical addition enhances the overall appeal, ensuring the residence meets the diverse needs of its occupants. In addition to its appealing features, this residence has undergone recent renovations, presenting a modern and refreshed interior. The property has been meticulously painted, contributing to its aesthetic charm, and creating a vibrant and inviting atmosphere for residents. The property is conveniently located near local amenities, schools, and parks, further accentuating its desirability. Key features of this property include: Four rooms, offering versatility for various living arrangements. Walk-in robe in the main bedroom, adding convenience and storage. Suitable for first-time homebuyers seeking a spacious home or investors eyeing rental potential. Spacious carport addressing parking needs and offering additional storage. Modern renovations, ensuring a refreshed and contemporary interior. Recently painted, enhancing the aesthetic charm of the property. Well-appointed kitchen and welcoming living area, enhancing the overall appeal. 6.5 kilo watt solar system, showcasing a commitment to sustainability and potential cost savings, Solar installed in year 2019. Approximate land size of 385 SQM with a generous 16m frontage, offering ample space and aesthetic appeal. Close to Gilles Plains Shopping Centre, Greenacres Shopping Centre. Specifications: CT / 5930/727 Council / Port Adelaide Enfield Zoning / GN Built / 1959 Land / 385m<sup>2</sup> Frontage / 16m Council Rates / \$1,046.20 pa SA Water / \$153.70 P.Q Estimated rental assessment: \$550 P/W (Rental appraisal can be provided upon request) Nearby Schools / Hillcrest Primary School, Avenues College, Gilles Plains Primary School, St Pius X School, St Paul's College Whether you are a first homebuyer or an investor seeking a property with both immediate appeal and long-term benefits, this residence is tailored to meet your requirements. Act now to seize the opportunity to call this property your new home or investment venture. Form 1 and Searches are under the price guide Details While we provide information to the best of our knowledge, interested parties are encouraged to conduct their own inquiries and seek independent legal advice to ensure a comprehensive understanding of the property and its features. RLA 322 772