

**4 Henryk Drive, Hillbank, SA 5112**



**House For Sale**

Friday, 3 November 2023

4 Henryk Drive, Hillbank, SA 5112

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 944 m2**

**Type: House**



Keith Emmerson  
0419844015

## UNDER CONTRACT BY KEITH EMMERSON

Keith Emmerson is delighted to present this exquisite property nestled on a spacious 944-square-meter parcel in the heart of Hillbank. From the very moment you approach, it becomes readily apparent that this residence has undergone meticulous care and maintenance. Comprising of three bedrooms, a versatile rumpus/games room, a well-appointed lounge, a generous family area, an ensuite bathroom, a central main bathroom, a thoughtfully designed kitchen, a dedicated laundry facility, and an additional second toilet, this property offers a comprehensive array of living spaces. Beyond the interiors, the outdoor amenities are equally impressive. An impeccably laid out fully paved entertainment area beckons, accompanied by a glistening fibreglass pool and a spacious, lushly landscaped garden area that extends alongside the residence ideal for many uses. The home boasts recent enhancements, including fresh paintwork and new flooring and carpets throughout. The master bedroom is endowed with a walk-in robe and a fully updated ensuite, while the second bedroom features a convenient built-in robe. A spacious lounge and an expansive family area, complete with a combustion heater, provide versatile living spaces. The kitchen has undergone a stunning transformation, now featuring a well-organized pantry and a separate dining area. The laundry has been fully renovated, featuring a practical benchtop. The original yet neat and tidy bathroom remains in excellent condition. Additionally, a dedicated games/rumpus room offers flexibility as a recreational space or a children's sleepover haven. Stepping into the backyard, a resplendent fibreglass pool, surrounded by an artful expanse of paving, awaits. Adjacent is a fully paved outdoor entertainment area. Completing the outdoor ensemble are two garden sheds situated within a generously sized side lawn area, adaptable to a multitude of purposes. The roof has undergone recent renovation and updates, ensuring structural integrity. Furthermore, the property is equipped with a 6-kilowatt solar electric system, enhancing energy efficiency. Ducted gas heating and ducted evaporative cooling systems have been installed throughout the residence, providing year-round climate control and comfort. Ideally positioned only minutes to public transport, a short drive to Carisbrooke Park and Little Para River, local shopping and retail at Elizabeth Shopping Centre and Saints Shopping Centre, Lyell McEwin Hospital, zoned for Playford International College and Salisbury Heights Primary School, and in the catchment area for Elizabeth East Kindergarten. Call Keith Emmerson today for more information or times to view! 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. RLA155355