

4 Hilda Avenue, Newton, SA 5074



House For Sale

Monday, 8 January 2024

4 Hilda Avenue, Newton, SA 5074

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 610 m2

Type: House



Vanessa Bianco
0426031255



Joe Hibeljic
0431334630

Auction On-Site Thursday 25th January 6:00PM

Welcome to 4 Hilda Avenue in Newton, a charming abode that beckons with its warmth and comfort! Nestled in a serene neighbourhood, this four-bedroom, one-bathroom haven embodies the essence of cozy living. As you approach, the inviting verandah sets the tone, offering a perfect spot for morning coffees or evening chats. Step inside, and you'll be greeted by interiors adorned in soothing, warm hues that create an inviting atmosphere throughout. The family room boasts a split system air conditioner, ensuring year-round comfort, while a gas heater in the spacious lounge room adds a touch of snugness on cooler nights. Natural light floods through windows adorned with external, and interior blinds and curtains, providing both privacy and a pleasant ambiance. The heart of the home, the combined kitchen, and meals area, boasts functionality with a breakfast bar and gas stove, complemented by vinyl floors for easy maintenance. All bedrooms are generously sized for comfort, and the fourth bedroom offers versatility as a home office. The well-equipped bathroom provides a glass shower, vanity storage, and a soaking bathtub, while the separate toilet offers convenience. A sizable backyard adorned with lush greenery awaits outside, promising endless possibilities for outdoor activities or leisurely gatherings. The yard also features a water tank, ensuring eco-friendly water supply, and a garden shed for added storage convenience. This home ensures space for all your vehicles, with a garage in the backyard providing secure parking, and ample space in the gated driveway, while an additional driveway offers guest space. Nearby, discover a plethora of conveniences and delights! Newton Shopping Centre, Medical Centre, and Pharmacy are just a short drive away, ensuring that essentials are always within reach. Experience the perfect blend of comfort, convenience, and community living at 4 Hilda Avenue. A true gem in the heart of Newton!

Property Features:

- Four-bedroom and one-bathroom home
- The fourth bedroom can double as a home office
- Front lounge room with a gas heater for comfort
- Additional family room with split system air conditioning and backyard access
- Combined meals and kitchen space
- The kitchen has a breakfast bar, ample storage, a gas stove, and vinyl floors
- Internal laundry room with backyard access and vinyl floors
- The bathroom has a glass shower, vanity storage, a tiled bathtub, and a separate toilet
- Large linen cupboard in the hallway
- Carpeted floors in the family, lounge, bedrooms, and meals areas, with a tiled bathroom
- Gas hot water system
- Front facing windows have external blinds
- Garden shed and rainwater tank in the sizable grass-filled backyard
- Single car garage for secure parking in the backyard
- Main driveway has secure gates and stretches through to the backyard
- Additional driveway in the front for extra parking
- Front verandah/porch for relaxing
- Thorndon Park Primary School is only three minutes away

Schools: The nearby unzoned primary schools are Charles Campbell College, Thorndon Park Primary School, Paradise Primary School, and East Torrens Primary School. The nearby zoned secondary school is Charles Campbell 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 | Campbelltown Zone | GN - General Neighbourhood \ Land | 610sqm (Approx.) House | 149sqm (Approx.) Built | 1960 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa