

**4 RILL COURT, Aberfoyle Park, SA 5159**

**anreps**

**House For Sale**

Monday, 15 April 2024

4 RILL COURT, Aberfoyle Park, SA 5159

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 843 m2**

**Type: House**



Sam Cole

## Offers Closing May 1st at 5pm

Best Offers Closing 5pm Wednesday 1st May (Unless Sold Prior) Price Guide : \$800,000 - \$850,000 In a lovely quiet cul de sac, backing on to a gorgeous creek reserve with abundant bird life, the location of this home is amazing. It has walking paths in both directions, bbq areas, and is just a short stroll to the incredible Thalassa Park which has manicured gardens overlooking the sea and amazing playgrounds for children. This quality family home is perfect for the astute buyer. Whether you are looking for a wonderful place to call home, or a quality investment, this property has so much to offer. With an incredibly flexible floorplan, the home contains a long list of features including:

- Up to 4 large bedrooms, 3 with built in robes
- Stunning new kitchen with Smeg cooktop, ample bench and storage space, dishwasher and stainless steel appliances
- 2 large modern bathrooms
- Multiple living areas inside
- Various stunning outdoor areas including enclosed backyard plus extensive lawned, garden area on the northern side
- Ducted reverse cycle air conditioning, plus additional split system
- Fantastic paved patio and verandah, perfect for outdoor living and entertaining.

Situated on a spacious 843m<sup>2</sup> (approx.) allotment, there is ample garden space and a large garden shed. The location of the property is outstanding and offers everything you could need - 5 minute walking distance to shopping, transport and quality schools. Be quick as you will not want to miss this opportunity. Phone today for further information or to arrange your inspection. Every care has been taken to verify the accuracy of the information provided in this advertisement, (including but not limited to a property's land size, floor plans and size, building age, condition & amenities). However, we cannot guarantee the information is correct and we accept no liability for any errors or oversights. Interested buyers should make their own enquiries and obtain their own legal advice. RLA 207669