

40A Ashwood Boulevard, Hillbank, SA 5112

Boffo

House For Sale

Thursday, 30 May 2024

40A Ashwood Boulevard, Hillbank, SA 5112

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 447 m2

Type: House



Paul Leombruno
0882697711



Kuldip Dudi
0882697711

Auction \$585,000

Auction Location: On Site Nestled within a tranquil spot with Honeysucker Reserve just a stone's throw away, this is your golden opportunity to embrace a hassle-free lifestyle or revel in the radiance of this sunlit haven. This three-bedroom gem is poised to captivate first-time buyers, downsizers, and savvy investors seeking a solid asset in a prime location. The journey begins with a charming facade that sets the tone, inviting you into a home where the ambiance seamlessly continues. Inside, a neutral interior and an abundance of natural light create a property that you'll adore returning to every day. Upon entry, you're greeted by the warmth of the light-filled lounge room, beautifully illuminated by a charming bay window. Transitioning through to the open-plan kitchen and dining area, the timeless kitchen is both fully functional and aesthetically pleasing, featuring a gas cooktop and ample cupboard space. Whether you seek an entry-level home or aspire to downsize close to outstanding local amenities, this comfortable, stylish, and spacious abode could be the perfect fit for you. There's nothing left to do but move in, relax, and relish the enjoyment of this lovely home! Features that make this home special:- Master bedroom with ensuite and walk-in robe - Good sized bedrooms two and three with space for built-in robe/study nook- Spacious lounge with bay window upon entry- Open plan living/dining includes heater and flows smoothly to the outdoors- Functional kitchen with double sink, gas cook top, and ample cupboard and bench space- Central main three-way bathroom with bath and shower, separate toilet and vanity- Laundry with external access- Paved rear courtyard with landscaped garden surrounds- Single carport with auto roller door Enjoy the upgraded family-friendly playground of Honeysuckle Reserve on your doorstep. Conveniently located close to the open spaces and dog parks of Jo Gapper Park and the upcoming Fremont Park, as well as a variety of schools, local shops and public transport options. Only a short drive to all the shopping and entertainment that Elizabeth Shopping Centre has to offer. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174