

41 Hamilton Road, Fairview Park, SA 5126

House For Sale

Wednesday, 12 June 2024

41 Hamilton Road, Fairview Park, SA 5126

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 576 m2

Type: House



Mark Lands
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Auction

Perfectly positioned across from Tea Tree Gully Golf Club, this wonderful four bedroom home offers an ideal blend of comfort and style. The just completed, total floor to ceiling renovation has transformed this house and given it a new home feel. Inside, you'll find multiple living spaces that provide flexibility for relaxation and entertainment. The modern kitchen and updated bathrooms boast contemporary finishes, while the lovely backyard is perfect for family gatherings. This great property is within close proximity to a range of valuable amenities including Fairview Green Shopping Centre which offers Foodland, Shell Coles Express and a wide selection of wonderful eateries. Outdoor enthusiasts will appreciate the beautiful parks and reserves nearby, including Gunda Reserve, Fairview Park Reserve and Anstey Hill Recreation Park, ideal for leisurely strolls and picnics. The quality education options nearby include Fairview Park Primary School, Banksia Park R-6 School, Banksia Park International High School and Pinnacle College. More to love:

- > Upon entrance to the home, you are greeted by a lovely formal living room which offers a gas heater and provides you with the perfect space to relax and wind down with loved ones.
- > The open plan kitchen and dining room connect seamlessly together allowing you to enjoy meals with family and friends.
- > The immaculate kitchen is brand new and features Euro appliances including a 5-burner gas cooktop, a dishwasher, a double sink, ample cabinetry and valuable breakfast bar seating.
- > The second lounge space comprises a combustion heater and a split system air conditioner, ensuring comfort is brought to the home all year round.
- > Four well-appointed bedrooms with bedrooms one, two and three offering built-in robes.
- > The beautifully maintained backyard provides you with an outdoor dining area as well as plenty of lawn for the kids and pets to play!
- > Bathrooms on both levels for your convenience. The upper level bathroom also offers two basins.
- > The modern laundry is equipped with a built-in linen press and valuable external access.
- > Rear garden shed for your storage needs.
- > The three bay garage offers secure undercover parking space for three vehicles. Additional double driveway parking is also readily available.

Details: Certificate of Title | 5412 / 797 Title | Torrens Title
Year Built | 1976
Land Size | 576 sqm approx
Frontage | 19.4 meters approx
Cooktop | Gas (750mm)
Council | City of Tea Tree Gully
Council Rates | \$610.33 pq
Water Rates | \$195.47 pq
All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.