

58 Ashwood Boulevard, Hillbank, SA 5112

House For Sale

Wednesday, 8 May 2024



58 Ashwood Boulevard, Hillbank, SA 5112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 545 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$579,000 - \$629,000

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=29BzxaeB3DW>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this modern marvel offering the perfect blend of comfort and convenience, nestled at the end of a quiet, family-friendly boulevard. Boasting ducted evaporative air-conditioning and a neutral color scheme throughout, this property is ready to welcome you home. Upon entry, you'll be greeted by a spacious separate front lounge room, complete with a lovely bay window, plush carpet flooring, and a ceiling fan-perfect for relaxing with the family or entertaining guests. The heart of the home awaits in the open-plan family, meals, and kitchen area. With a gas heater to keep you cozy, and sliding doors leading to the outdoor verandah, enjoy seamless indoor-outdoor living. The kitchen features a gas cooktop, electric oven, laminate benchtops with a breakfast bar, built-in pantry, and ample storage space-ideal for whipping up family meals or hosting gatherings. Three bedrooms offer comfortable accommodation, with bedrooms 2 and 3 boasting built-in robes for added convenience. The master suite, set at the front of the home for added peace and privacy with a walk-in robe and three-piece en-suite. The main 3-way bathroom features a powder room, separate toilet, step-in shower, soaking tub, and built-in linen cupboard. Completing the internal layout is the spacious laundry with overhead cupboards and a sliding door to a second verandah, adding convenience to your daily routine. Step outside to discover two covered verandahs overlooking lush, low-maintenance gardens-ideal for outdoor dining or simply relaxing in the fresh air. The carport features an automatic roller door and drive-through access to the verandah for additional secure parking, while the shed provides additional storage space. Key features you'll love about this home: - 3 bedrooms, 2 living areas and 2 bathrooms - 3kW solar system - Security doors and an alarm system - Ducted evaporative air-conditioning throughout - Ceiling fan in the lounge and all bedrooms - Gas heater in the open plan living - Carport with an automatic roller door and rear access - Double concrete driveway providing further off street parking - External shed This beautiful home is tucked away in a quiet, leafy enclave of Hillbank, where you can enjoy peace and privacy, while a great choice of local schools and services are all just a short drive away. It's a 5 minute drive to the Elizabeth City Centre and there are plenty of local parks for afternoon walks all within easy reach. Whether you're a family seeking modern comfort, a first home buyer stepping onto the property ladder, or an investor seeking great rental yields, this property ticks all the boxes. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1998 (approx) Land Size / 545sqm (approx) Frontage / 19m (approx) Zoning / HN - Hills Neighbourhood Local Council / City of Playford Council Rates / \$1,926.40 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$118.75 pa (approx) Estimated Rental / \$550-\$590pw Title / Torrens Title 5165/29 Easement(s) / Nil Encumbrance(s) / To Park Valley Estates PTY. LTD. - See Title Internal Living / 144.7sqm (approx) Total Building / 229.1sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/4TOq9wlf> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/EdgeRealtyRLA256385) are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.