

**7 The Lane, O'Halloran Hill, SA 5158**



**House For Sale**

Thursday, 13 June 2024

7 The Lane, O'Halloran Hill, SA 5158

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 251 m2**

**Type: House**



Danielle Comer  
0431560402



Rachael Farror  
0883226111

## Under Contract

Please contact Danielle Comer or Rachael Farror for viewing times. Completed in 2024, this contemporary Torrens Titled home features a modern façade and stunning kerb appeal. Ideally located within walking distance to Hilltop Shopping Centre, local schools, and public transport, this property offers an unmissable opportunity for downsizers, first-time buyers, or savvy investors. Upon entry, a neat hallway welcomes you, seamlessly leading past a formal lounge to a spacious, light-filled open-plan lounge and dining area with timber-like floors and 2.7m ceilings, all overlooked by a modern kitchen. Beautifully designed with a stylish combination of white and timber cabinetry, the kitchen boasts quality stainless steel appliances, including a gas cooktop and dishwasher, and a well-appointed breakfast bar, making it a perfect gathering spot for entertaining family and friends. This kitchen is sure to impress those who consider it the heart of the home. Bedrooms two and three feature built-in robes and have easy access to the main bathroom, its spacious design making room for a shower, bath, toilet, and vanity. The front-positioned master bedroom includes a walk-in robe and an ensuite with ultra-modern floor-to-ceiling tiles. The property continues to impress with a generously sized yard featuring a lovely low-maintenance artificial lawn area, perfect for children and pets. The tiled alfresco entertaining area, built under the main roof, includes LED downlights, providing an ideal space to entertain year-round. Additional valuable features include a single garage with an automatic roller door and direct internal access, ducted reverse cycle heating and cooling, LED lighting throughout the home, built-in cupboards in the laundry with direct access to a small courtyard ideal for drying your clothes, a rainwater tank, and a climate control hot water system. Stamp duty exempt for eligible first-home buyers \*refer to SA Gov website for further terms and conditions. All of this is available at an affordable price in the highly sought-after area of O'Halloran Hill. Surrounded by nature with the Happy Valley Reservoir and Glenthorn National Park only minutes away, the home is also a short walk from Hilltop Shopping Centre and public transport options, and just minutes from popular local schools and the Southern Expressway for easy access to the CBD. Homes like this don't last long - act quickly! All floorplans, photos, and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. Magain Real Estate Happy Valley RLA | 222182