

# 8 Hamilton Court, Warradale, SA 5046



## Sold House

Thursday, 22 February 2024

8 Hamilton Court, Warradale, SA 5046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Rhys Digance  
0404422155



Jason Rudd  
0448681043

**\$560,000**

Best Offer By Tuesday the 12th of March at 12pm (USP). Located in the heart of Warradale and neatly tucked away on a quiet cul-del-sac, this well maintained solid-brick home is sure to appeal to the astute investor, first home buyer, young family or those looking to downsize. With convenience & practicality in mind, the layout includes two spacious bedrooms, a light filled living room bay window, well equipped, renovated kitchen, a central bathroom, and a delightful, private rear yard perfect for entertaining friends and family. Key Features:- Light filled living room complete with ceiling fan and stunning bay window- Updated kitchen & meals area with gas cooktop and ample storage- Two large bedrooms - both include ceiling fan and built in robe- Central family bathroom with shower, bath, vanity & toilet- Separate laundry - Large rear veranda overlooking the low maintenance yard- Undercover single carport with additional off street parking available- Air conditioning in bedroom one- Easy access to local shops, schools and public transport Perfectly positioned in an ultra convenient location with great local shops, cafes & public transport just minutes away as well as amenities that include Westfield Marion Shopping Centre, The Warradale Hotel and SA Aquatic & Leisure Centre being all easily accessible. This is a fantastic location that offers everything, just a short drive away from the golden sands of the popular Glenelg & Brighton beaches, with reputable schools such as Christ the King, Warradale Primary & Westminster all within close proximity as well as being zoned to Hamilton Secondary School. Specifications: Year Built / 1967 Council / Marion Council Rates / TBC All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate 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 enquiries and obtain their own legal advice. RLA 254416