

8 Hillier Court, Andrews Farm, SA 5114

Boffo

House For Sale

Wednesday, 17 April 2024

8 Hillier Court, Andrews Farm, SA 5114

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 658 m2

Type: House



Mark Fricker
0882697711



Tim Dennis
0882697711

Auction \$445,000

Auction Location: On Site Nestled in a serene cul-de-sac in Andrews Farm, this inviting residence beckons with warmth and comfort from the moment you step inside. A brightly lit lounge, adorned with carpet underfoot and cozy gas heating, sets the tone for relaxed living, seamlessly flowing into the dining room. The separate kitchen, with its ample cupboard and bench space, serves as the heart of the home—a perfect backdrop for cherished gatherings with family and friends. The functional design features three generously sized bedrooms, all serviced by a well-maintained main bathroom. Step outside to an expansive verandah overlooking the backyard, offering a blank canvas—a perfect opportunity to cultivate your dream oasis. The property also boasts a low-maintenance front yard and an extended driveway, providing off-street parking. This residence presents a golden opportunity for investors looking to bolster their portfolio, first-time buyers eager to enter the market, and growing families yearning to shape a home perfectly suited to their needs. Don't miss the chance to make this house your home—a unique blend of comfort, convenience, and potential awaits! Features that make this home special: - Master bedroom with beautiful bay window, ceiling fan, and access to the main bathroom - Bedrooms 2 and 3, with built-in robe in bedroom 2 - Light-filled lounge room with gas heating - Seamless access to the dining room - Kitchen provides a bright and inviting space with gas cooking and ample bench space - Large and central, separate family room - Main bathroom with bath, shower, and separate toilet - Separate laundry - Ducted air-conditioning - Large undercover entertaining area - Garden shed - Double carport with drive-through access Ideally located close to a variety of schools including Andrews Farm Community Preschool, St. Columba College, Mark Oliphant College and Adelaide North Special School. All the shopping and entertainment that Munno Para Shopping City and Elizabeth City Centre are only a short drive away or enjoy a round of golf at the nearby Playford Lakes golf course. All this and only 40 minutes (approximately) to the CBD via the Northern Expressway. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. 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