

**Address available on request, Hillbank, SA 5112**



**House For Sale**

Thursday, 7 December 2023

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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 688 m2**

**Type: House**



Darren Ladhams  
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Dianne Ladhams  
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**\$480 - \$520k**

Looking for the ideal investment property or addition to your property portfolio? Leased until September 2024 returning \$420pw to a long term tenant calling the property home for the last 10 plus years, this home yearns for a new owner looking for tenant security and reliability. Situated on almost 700sqm, this 80's built beauty offers an extremely flexible floor plan with plenty of open space for a young family. Currently disposed as 4 bedrooms with the central kitchen and adjacent meals over overlooking the large living room, the home could also be utilized as 3 bedrooms with a huge family/rumpus room. Recent updates include new carpets and timber look flooring and freshly painted. All maintenance work recently completed including electrical, plumbing and eaves and gutters. The large outdoor entertaining area, complete with covered pergola replaced within the last few years provides a shady spot for summer alfresco dinners while the kids play in the expansive back garden with room for the trampoline and swing set between the numerous leafy trees. Close to schools, shops, transport and amenities, this true family charmer offers so much bang for buck and would be a proud addition to any property portfolio. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA - 304568