

**1 Gascoyne Avenue, Hillcrest, SA 5086**



**House For Sale**

Wednesday, 26 June 2024

**1 Gascoyne Avenue, Hillcrest, SA 5086**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jimmy Wu  
0882697711



Jackson Pinchbeck  
0882697711

## **Auction \$750,000**

**Auction Location: On Site** This stylish, low maintenance home, built 2007, is beautifully maintained throughout and is the perfect opportunity for buyers seeking a quality home to move straight into and start enjoying an exceptional lifestyle with many great amenities close by including Flinders Road Reserve a stone's throw away. Set on an easy-to-maintain 366sqm (approximate) block and provides three spacious bedrooms, two bathrooms and a generous open plan living, kitchen and dining area that flows effortlessly through to the pergola that can be fully enclosed using the café blinds or overlook the kids and pets playing on the grass area while you sit back and relax. Ideally suiting families and first home buyers, investors seeking to add to their current portfolio and for downsizers already living in the area looking for a low maintenance opportunity. Features that make this home special:- Master bedroom complete with walk-in robe, built-in robe, ceiling fan and ensuite - Additional two good sized bedrooms, both equipped with built-in robes and ceiling fans- Open plan living, dining and kitchen area with two ceiling fans- Kitchen equipped with walk-in pantry, stainless steel dishwasher, gas cooktop and ample cupboard and bench space- Spacious bathroom with separate bath and shower + separate toilet for added convenience- Separate laundry with storage and external access- Ducted air conditioning- Courtyard to the side of the property- Pergola featuring café blinds to enclose, perfect for outdoor entertaining- Low maintenance rear yard with well-manicured gardens with grass area for kids and pets to play- Garden shed - Single garage with internal access Ideally located only minutes away from Greenacres and Lightsview Village Shopping Centre's, a variety of schools including St Pius X Primary School, Klemzig Primary, Hillcrest Primary, Avenues College and Cedars College. Within easy access to the city via the O-Bahn Klemzig Interchange which is only minutes away. All of this and only 11km (approximately) to the Adelaide CBD and 6.4km (approximately) to all of the shopping and entertainment options that Tea Tree Plaza has to offer. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee 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 inquiries and obtain their own legal advice. 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