

**15 Hawkins Avenue, Hillcrest, SA 5086**

**Boffo**

**House For Sale**

Wednesday, 3 July 2024

**15 Hawkins Avenue, Hillcrest, SA 5086**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 489 m2**

**Type: House**



Tom Chapman  
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## Auction \$700,000

Auction Location: On Site Whether you are looking for a home to live in or searching for a quality investment property, then this stylish residence could be the one for you. Ideally positioned on a spacious and low maintenance allotment of 489sqm (approximately) and located directly across from the beautiful Ray Norton Reserve Park comprising a playground, basketball court and BBQ for the family to utilise. Entertaining will be a delight with an attractive open plan lounge, kitchen and dining area that seamlessly connects to the second living space providing ample room for gatherings of any size. Step outside and discover the pitched roof entertaining area and spacious rear yard. Additionally, offering ample parking space with the double driveway and carport. Simply move in, unpack and enjoy easy-care, convenient living in a sought-after location. Features that make this home special: - Master bedroom with built-in robe, bay window, ceiling fan and access to the two-way bathroom - Two additional good-sized bedrooms, both complete with built-in robes - Main bathroom with separate bath and shower- Linen cupboard - Open plan lounge, kitchen and dining area with split system air conditioner and heater - Modern kitchen boasting stainless steel gas cooktop and rangehood, double sink, filter tap and pantry- Separate family room with double doors opening onto the pitched roof entertaining area with ceiling fan- Ducted evaporative air conditioning - Separate laundry with external access - Spacious lawn area with a variety of fruit trees - Two garden sheds and two water tanks- Solar electrical system 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 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