

1B Hillview Court, Athelstone, SA, 5076

HARRIS

House For Sale

Tuesday, 15 October 2024

1B Hillview Court, Athelstone, SA, 5076

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Matt Lange



Paul Alvino

Sprawling 2-Storey on High-Side of a Tranquil Cul-De-Sac.

Auction 1:30pm Saturday 26th October (unless sold prior)

Boasting an elevated position on the fringe of the Adelaide foothills, a sensational outdoor entertaining hub and a fashion-forward, family-friendly interior that extends blissful privacy to the heads of the household and provides valuable living areas up and down, 1B Hillview Court is a must-view for buyers with mid-to-large size broods and a penchant for a party or two!

In addition to the timber floored combined family room/dining area off a gourmet cook's kitchen, there's a carpeted lounge/rumpus above serving a kids' wing comprising 3 bedrooms and a family bathroom. The master is on its own below off the main entry, with a massive WIR and swish ensuite. If needed, there's a fifth bed downstairs beside a powder room, or use this one as a study.

The family room opens to easy-care landscaped yards through multiple sliders, the rear bank extending to a verandah that connects to a huge alfresco zone down the side. Entertaining friends and family on this slightly raised timber-decked platform of around 30sqm (approx.), with lights and a fan in its timber panelled ceiling and a built-in Weber BBQ hub with sink and bar fridge - will be a sheer delight. Add excellent proximity to public transport, rejuvenating nature hikes, quality schooling and shopping hubs to the mix, and this could be the home of your dreams!

Features you'll love:

- Deluxe 2-storey family home with abundant timber-finished outdoor and indoor living/entertaining spaces
- Combined downstairs family room/dining beside a showstopping kitchen, superb alfresco area off back verandah + a second lounge upstairs
- Reams of kitchen storage/bench space, stainless mod cons (gas cooker), matt black tapware, and 2 sinks - one in the massive WIP
- Alfresco entertaining hub with a fully customised Weber outdoor kitchen, timber floors/ceilings, ceiling fan and lights
- Private master off entry with massive WIR, elegant ensuite with frameless glass shower
- Kids' wing above - 3 bedrooms with BIRs, a family bathroom with shower and tub, lounge/rumpus on landing
- Separate study (or guest suite) off main family room
- Downstairs powder room on way to a practical laundry with ample storage
- Ducted AC throughout, premium hybrid timber floors downstairs with plush carpet above
- No-mow paved back yard with landscaped gardens, play-friendly lawn down the side
- Auto entry double garage with roller door access to store a trailer/camper out back
- Elevated position on the high side of the street with attractive front fence and gardens

Location highlights:

- Around the corner from sneaky shortcuts into Black Hill Conservation Park for glorious hikes
- 10-minute downhill walk to city-bound buses along Gorge Road
- Quick 3-minute drive to Foodland at Athelstone Shopping Centre, 5 to Newton Village for Coles & 15 to Westfield TTP
- Zoned for Athelstone Primary and Charles Campbell College, or go private at St Ignatius' College
- 25-minutes by car into the East End of the city

Specifications:

CT / 6182/377

Council / Campbelltown

Zoning / HN

Built / 2017

Land / 500m2 (approx)

Council Rates / \$2610.60pa

Emergency Services Levy / \$198.40pa

SA Water / \$237.99pq

Estimated rental assessment / \$850 to \$900 per week / Written rental assessment can be provided upon request

Nearby Schools / Athelstone School, Thorndon Park P.S, Paradise P.S, Charles Campbell College

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