

**21 Berkeley Way, Hillbank, SA, 5112**



**House For Sale**

Tuesday, 24 September 2024

21 Berkeley Way, Hillbank, SA, 5112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mike Lao

0882811234

## Superior Suburban Living for the Growing Family!

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*

Virtual Tour Link: <https://my.matterport.com/show/?m=UP6gfFBRTFq>

To submit an offer, please copy and paste this link into your browser:

<https://www.edgerealty.com.au/buying/make-an-offer/>

Mike Lao, Brendon Ly and Edge Realty RLA256385 are proud to present to the market an exceptional light-filled family home located in the heart of Hillbank. Sustainability and comfort meet at this property with ducted reverse cycle air-conditioning available throughout the home, while the 5kW solar system assists in keeping bills low. Nestled on a generous 683sqm approx block in a peaceful neighbourhood, you will have plenty of room to move and play, plus its great central location is sure to make family life a complete joy.

Just off the entry, you'll be greeted by a light-filled lounge room, perfect for unwinding after a long day or gathering with loved ones. Featuring ducted air conditioning, a gas heater, ceiling fan, floating floors, roller shutters and curtains, relaxation and privacy are guaranteed.

The heart of the home is the open-plan kitchen, meals and family area. The U-shaped kitchen comes with a walk-in pantry for all your culinary essentials. The home chef will enjoy cooking delicious meals with the Westinghouse gas cooktop and electric oven, while the dishwasher and double sink with a mixer and PuraTap make clean up a breeze. The laminate benchtops with a breakfast bar and vinyl-wrap cabinetry with overhead cupboards offer ample storage and preparation space.

The family and meals area provides the perfect spot for the family to gather for dinner and a games night. This space is complete with easy-care tile flooring, curtains and two sets of sliding doors to the rear verandah allowing for an abundance of natural light and effortless indoor-outdoor entertaining.

With four bedrooms, all containing stylish floating floors, ceiling fans and ducted air-conditioning, this home offers comfort and space for the entire family. The master bedroom is a true retreat, featuring a walk-in robe, bay window, electric roller shutters for added privacy, and a convenient 3-piece en-suite. The remaining bedrooms come complete with built-in robes, sheer curtains and roller shutters, ensuring everyone has their own sanctuary and ample storage. These bedrooms are serviced by a 3-way bathroom containing a linen cupboard, vanity, a relaxing bath, single shower, plus a separate toilet for busy households.

Outside, there's a generous fully-fenced landscaped backyard where the kids and pets can safely play. The expansive verandah offers the ideal space for hosting barbecues or enjoying your morning coffee. There are also 2 sheds, perfect for the DIY enthusiast or extra storage space.

Key features you'll love about this home:

- ☑️ Daikin ducted reverse cycle air-conditioning throughout the home
- ☑️ Security system with 6 cameras and a monitor, roller shutters, and tri-lock security doors for peace of mind
- ☑️ 5kW solar system with 20 panels (approx - as advised by vendor)
- ☑️ Double carport with dual automatic roller doors and rear access
- ☑️ NBN ready

This excellent home is tucked away in a quiet, leafy enclave of Hillbank, where you can enjoy peace and privacy, while a great choice of local schools, shops and services are all just a short drive away. There are plenty of local parks for afternoon walks, plus cafes and public transport all within easy reach.

Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!

Year Built / 2000 (approx)  
Land Size / 683sqm (approx)  
Frontage / 20m (approx)  
Zoning / HN - Hills Neighbourhood  
Local Council / City of Playford  
Council Rates / \$2,259.95 pa (approx)  
Water Rates (excluding Usage) / \$718.70 pa (approx)  
Es Levy / \$144.10 pa (approx)  
Estimated Rental / \$650 - \$710 pw  
Title / Torrens Title 5693/382  
Easement(s) / Nil  
Encumbrance(s) / To Park Valley Estates Pty. Ltd. - See Title  
Internal Living / 154sqm (approx)  
Total Building / 297.8sqm (approx)  
Construction / Brick Veneer  
Gas / Connected  
Sewerage / Mains

For additional property information such as the Certificate Title, please copy and paste this link into your browser:

<https://vltre.co/oJc5k0>

If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.

Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: <https://www.edgerealty.com.au/>

Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.