

**28 Ashwood Boulevard, Hillbank, SA, 5112**



**House For Sale**

Friday, 30 August 2024

28 Ashwood Boulevard, Hillbank, SA, 5112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Blue Stone Corner Block Beauty!

\*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=aQhg59c4hZQ>

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

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

Mike Lao, Tyson Bennett and Edge Realty RLA256385 are proud to present to the market this charming blue stone frontage home nestled in a lush garden setting. This ready-to-move-in property offers a spacious 488sqm corner block, ducted reverse air-conditioning throughout, and solar panels for energy efficiency.

A formal lounge room with a ceiling fan and carpet flooring is conveniently located off the hallway, providing a quiet retreat for relaxation or entertaining guests. The open-plan kitchen, family, and meals area is the heart of this home. The family room features comfortable carpet flooring and a sliding security door that leads to the rear verandah, perfect for outdoor entertaining. The meals area boasts a bay window, allowing natural light to flood the space. The kitchen is equipped with a gas cooktop, gas oven, double sink, built-in pantry, and a raised breakfast bar, making meal preparation a breeze.

The home offers three comfortable bedrooms, including a master bedroom with a bay window, walk-in robe, and a private three-piece en-suite for added convenience. The central bathroom features a step-in shower, soaking tub, linen cupboard, separate toilet, and a separate vanity. A spacious laundry with a trough and external access provides added functionality.

Outside, three verandahs provide ample space for outdoor relaxation and entertainment. The landscaped gardens offer a serene setting, and a rainwater tank helps with water conservation. A single garage with an automatic roller door and internal access provides convenient parking.

Key features you'll love about this home:

- Blue stone facade with front pitched roof verandah
- Three bedrooms, two bathrooms and two living areas
- Solar system with 8 panels
- Ducted reverse cycle air-conditioning throughout
- Alarm system and security doors
- Garage with an automatic roller door and internal access

Located within walking distance of the local bus stop and Honeysuckle Reserve, this property offers a convenient and family-friendly lifestyle. Nearby schools include Elizabeth East Primary School, Pinnacle College, and St Thomas More School. For shopping needs, Elizabeth City Centre, Parks Shopping Centre, Craigmore Village Shopping Centre, and Saints Shopping are easily accessible. A 45-minute drive will take you to the Adelaide CBD.

Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!

Year Built / 1993 (approx)

Land Size / 488sqm (approx)

Frontage / Irregular - 14m (approx)

Zoning / HN-Hills Neighbourhood

Local Council / City of Playford

Council Rates / \$2,045.65 pa (approx)

Water Rates (excluding Usage) / \$662.20 pa (approx)

Es Levy / \$125.25 pa (approx)

Estimated Rental / \$560-\$600pw  
Title / Torrens Title 5254/143  
Easement(s) / Subject to service easement for sewerage - See title  
Encumbrance(s) / Nil  
Internal Living / 110sqm (approx)  
Total Building / 175.2sqm (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/G1Qprf>

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.