

**31 Lord Howe Avenue, Hillcrest, SA, 5086**



**House For Sale**

Sunday, 13 October 2024

31 Lord Howe Avenue, Hillcrest, SA, 5086

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Nick Psarros

## Much Loved Three Bedroom Family Home

Nick Psarros and Kirsten Shulver from Ray White Port Adelaide are excited to present to the market this much loved three bedroom home nestled in the heart of Hillcrest. Sited in a green tree lined street, and offered to the market for the first time in 27 years this welcoming home is ready and awaiting its next chapter...

Offering a spacious and flexible floorplan set on a generous allotment of 534m<sup>2</sup>, 31 Lord Howe is immediately liveable but presents the perfect opportunity to update to your own tastes. Perfectly suited to the young family, astute investor, couples or anyone seeking a low maintenance home in a stellar suburb.

### MORE TO LOVE:

- \*Roller shutters to windows
- \*Great sized master bedroom with built-in robe, split system air-conditioning & access to two way bathroom
- \*Bedroom wing with two great sized bedrooms
- \*Bathroom with tub, shower, separate powder room and separate toilet
- \*Ducted reverse cycle heating & cooling throughout
- \*Large formal lounge area flooded with natural light
- \*Kitchen with plenty of cabinetry, gas freestanding oven and double sink overlooking the rear yard
- \*Adjacent dining area with tiles
- \*Laundry with trough and access to rear yard
- \*Alarm system
- \*Double garage with roller door to rear yard
- \*Great sized rear yard with pergola & garden shed

Situated close to all amenities including Northgate Shopping Centre, a plethora of local takeaway outlets & restaurants of all cuisines, local primary schools, Bounce INC, The Lights Community & Sport Centre, playgrounds, public transport and much much more...

To avoid disappointment, please register your interest with Nick Psarros on 0400 506 555 or Kirsten Shulver on 0431 444 464.

Hillcrest is a suburb of Adelaide in the City of Port Adelaide Enfield local government area. It is around 10 km northeast of the city centre. Hillcrest is bounded by the side streets of Lord Howe Avenue, Oxford Street and Bristol Terrace to the north, Blacks Road to the east, North East Road to the South and Fosters Road to the west. The North East Road section of the suburb is almost completely commercial in nature, noted for its large number of motor vehicle dealerships, and is also home to North Adelaide Basketball Club at Hillcrest Stadium and the North East Community Assistance Project which is housed in the heritage listed former Gilles Plains Primary School building.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7>

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.