

43 Hilltop Avenue, Felixstow, SA 5070



House For Sale

Thursday, 16 May 2024

43 Hilltop Avenue, Felixstow, SA 5070

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 619 m2

Type: House



Aggie Serafin

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Best Highest Offer By | Tue 4th June @ 5pm USP

Best & Highest Offer By | Tue 4th June @ 5pm USP What a sensational opportunity 43 Hilltop Avenue, Felixstow represents! Surrounded by other quality homes on a lovely tree-lined street and 10 min to the city, this 3 br 1970 Circle, solid brick family home has endless possibilities at hand. Set on a spacious approx. 619m² block of land, with a generous approx. 18.6m² frontage, it is sure to please any astute buyer. Offered for the very first time to the market, this nicely presented family home is indeed a rare find in the tightly held Inner East suburb. Conveniently located at the heart of Felixstow and near the River Torrens Felixstow Reserve and Linnear Park, it provides a fantastic opportunity to place your family amongst nature, yet so close to everything. A Spacious approx. 619m² block with a generous 18.6m² frontage and approx. 31.1m² deep, it is the perfect place to plan for the future. With an option to suit many property pursuits, grab your chance to build your dream home (STCC), upsize, downsize, renovate, develop, extend or invest. With so many choices at hand, you surely will find the perfect one for you. This opportunity is a smart buy in anyone's language being situated in a high-growth area that is on the radar of every savvy buyer. It offers the discerning buyer a rare opportunity to acquire a solid brick home in a superb location with a wide frontage, a spacious outdoor area filled with established trees, plants and shrubs for the feel of ambience, and to help you relax after a hard day at work. Most would know that Felixstow is one of the last inner Eastern suburbs locales where large parcels of land are still within reach, so don't delay before your dream block becomes someone else's home. The location is simply superb. Gorgeous views, quiet and friendly neighbourhood with easy access to a wide range of convenient amenities, services and attractions. Schools, pubs, hotels, restaurants, sporting facilities, public transport, parks, reserves and walking trails, all highlight what makes this such a great place to live. What a wonderful place to raise a family, start a family, wind down or retire. You will be spoilt for choice with outdoor activities, relaxing walks around the park, and local markets held at the end of the summer months. The Payneham Swimming Centre and Public Library, Payneham Bowling Club, Payneham Oval, the Mars Sports Centre, and Campbelltown Park 3 Golf Courses are all within easy reach. Several Sports and Recreation lifestyle options (ARC Recreation Center, Par 3 Lochiel Park Golf Complex, Anytime Fitness Gym, etc) Amenities nearby and multiple reserves and parks (Felixstow Reserve, Linear Park, Drage Reserve, Botanic Grove Reserve). Felixstow Reserve spans approximately 7.552 hectares, bordered by the River Torrens Linear Park. This beautiful reserve underwent a \$3.8 million transformation and it features recreational facilities and provides a habitat for wildlife. For shopping, the Glynde Corner, Newton Village, Campbelltown Shopping Centre, Firlle Shopping Centre, Campbelltown Shopping Centre, local fruit and veg markets for the best in fresh produce and incredible specialty stores like Pasta Deli and Mercato, Zuccero, Standom Smallgoods, Pannini Brothers, Tony & Marks and so much more. Short 10 min drive to TT Plaza, 15 min to Burnside Shopping Centre, and 10 min to CBD. Wide range of public transport options (express O'Bahn at Klemzig interchange, Bus 174, 176, 178, W90, or cycle to the city along Linear Park) Within the school catchment for top-ranking Primary Schools, you can enjoy the luxury of walking kids minutes to school. Reputable private schools are within a 10-minute drive (St Peters, Pembroke, St Andrews, PAC, Wilderness, St Ignituous, etc). Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. There is no denying that securing a property in this highly sought-after and family-friendly location is where dreams become a reality. The Best and Highest Offer with the best Conditions will get the Vendor's attention, so hurry, get it before your Dream becomes someone else's home! *Best and Highest Offer by Tuesday 04/06/2024 by 5 pm USP/ Unless Sold Prior! The Vendor reserves the right to cancel Open Inspections at any given time, or after receiving a successful favourable Offer. Recent Comparable Sales and a Letter Of Offer are available at the Open Inspections or can be emailed by request. Please contact Aggie Serafin on 0431 171 409 for more information. What we love about this property:

- Conventional 1970 3 br Solid Brick family home
- House sized approx 137m²
- Approx. 614m² allotment
- Approx. 18.6m² wide frontage
- Approx. 31.1m² deep
- Bright, flowing living areas
- 3 great-sized bedrooms
- Separate Lounge/Living room
- Well-equipped kitchen with gas cooking and a Walk -In Pantry
- Kitchen / Dining with plenty of storage
- Full bathroom and separate Toilet and separate Laundry
- Air-conditioning and Heating
- Roller shutters to all windows
- Security screen doors and security lights
- Well-sized Solar
- 1 Carport and room for 3 other cars
- Outside Entertainment area, and rooms to move
- Verandah/Pergola and an entertaining area
- Garden shed and a Water Tank
- Large garden with established fruit trees, shrubs and greenery
- Nice, generous, rectangular block
- Short distance to schools, shops, cafes and transport
- Walking distance to Linnear Park and Felixstow Reserve
- Short 10 min drive to CBD, 5 min to Marden and Norwood Shopping Centres
- Estimated Rental Assessment at this Current Market: Approx.

\$880 - \$950 p/wDisclaimer: All information provided has been obtained from sources we believe to be accurate, however, the Vendor nor the Agent cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and designs.) The Vendor is seeking the Best and Highest Offer with the Best Conditions by Tuesday 04/06/2024 by 5 pm USP/ Unless Sold Prior! The Vendor reserves the right to cancel an Open Inspection/Private viewing at any given time, or subject to receiving a favourable Offer in Writing. RLA 269823