

7 Linwood Grove, Hillbank, SA, 5112



House For Sale

Friday, 30 August 2024

7 Linwood Grove, Hillbank, SA, 5112

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Beverley Philpott
0883435600

A Home Designed for Entertaining and Comfort!

Imagine a home where every detail is designed with your family's comfort and enjoyment in mind. This beautiful property offers a spacious and inviting environment, ideal for making lasting memories.

As you step inside, you'll find a master bedroom that's truly special. It features a private ensuite, a generous walk-in robe, and a delightful bay window that bathes in the morning sun.

The home is thoughtfully laid out with both formal and casual spaces. You'll love hosting friends and family in the elegant formal lounge and dining areas, while the additional casual meals and living space is perfect for everyday relaxation and fun.

Step outside to discover a fantastic outdoor entertaining area that offers breathtaking views of the western horizon, ideal for those sunset gatherings. The tiered lawn area provides ample space for kids and pets to play, ensuring endless fun and relaxation.

Ample off-street parking has been considered with a double carport featuring automatic roller doors and a secure garage.

IN BRIEF:

- Substantial allotment of 865sqm approx.
- Four bedrooms & two bathrooms
- Both formal and informal living areas
- Generous gabled roof outdoor entertaining area
- Extensive off-street parking
- Ducted evaporative cooling & new ducted gas heating
- Fully landscaped yards
- Two storage sheds + veggie patches
- Additional & enclosed storage area, suitable for trailers

Tucked away in the quiet streets of this pleasant, family friendly neighbourhood, the open green spaces and playground at Honeysuckle Reserve is located nearby as is an abundance of walking trails along the creek. Head further down the road and you'll discover Fremont Park with its fantastic playground and new dog park & both the Elizabeth City Centre & Aquadome are also close by.

This home is ready to become the heart of your family's life. Come see it for yourself

SPECIFICATIONS:

CT // 5582/884
Zone // Hills Neighbourhood
Land // 865sqm
Built // 2000
Council // City of Playford
Council Rates // \$2,144.50 per annum
SA Water // \$168.79 per quarter + usage
Estimated Rent // Written assessment available upon request

DB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give us a phone call to arrange a free no obligation market opinion.

If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority.

Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

RLA 46442