

7 Norseman Avenue, Hillcrest, SA, 5086

Boffo

House For Sale

Sunday, 8 September 2024

7 Norseman Avenue, Hillcrest, SA, 5086

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



Lidija Kies

0882697711



Allison Bartlett

Endless Opportunity Awaits!

Rare opportunity to purchase a 4-bedroom timber frame home surrounded by quality new homes. Once of the last originals in the street.

Situated in the most desirable pocket of Hillcrest is this large 695sqm (approximate) allotment with a 17.5m (approximate) frontage. Astute buyers will surely be impressed with this well-maintained property with potential whether you're looking to live in, rent out as-is, kickstart a renovation or redevelop to build your dream property (Subject to Council Consent). The choice is yours!

As you enter, you'll be greeted by a light-filled living/dining area, perfect for relaxing with family and friends. This space seamlessly flows through to the kitchen, offers both functionality and character, making it a delightful hub for culinary adventures.

The home features four generously sized bedrooms, providing ample space for the whole family. A central bathroom offers convenience and comfort, completing the interior layout.

Parking will never be a concern with a dual length carport and a driveway perfect for accommodating a caravan, boat, or trailer. The expansive rear lawn provides a fantastic space for outdoor activities, creating a picturesque setting for relaxation or play. The large allotment not only offers plenty of space, but it also holds the potential for subdivision with a wide frontage, providing exciting opportunities for future expansion or development. (Subject to planning consents)

Features that make this home special:

- Spacious master bedroom with built-in robe
- Additional three bedrooms, bedroom 4 with split system air-conditioning
- Spacious living/dining area with split system air-conditioning
- Kitchen with gas cook top, and generous cupboard and bench space
- Original and functional bathroom
- Separate toilet
- Laundry with internal/external access
- Linen cupboard adjacent to kitchen/bathroom
- Polished floorboards throughout 3 bedrooms, hallway, and living/dining area
- Dual length carport, with secure electric + remote roller door
- Garden shed
- Expansive front and rear yards
- 695sqm (approximate) block with no easement (certificate of title available)
- Currently tenanted for \$500 per week until Oct 2024

Location doesn't get much better than this. Quality education institutions of Cedar College, Heritage College, Kildare College, St Pauls College, as well as Windsor Gardens Secondary College and Hillcrest Primary School, are all in the local area. There are magnificent wetlands and a board walk close by, including Lion Kevin Bob Dyer Memorial Reserve, the perfect place for daily exercise and to kick back on a Sunday morning with a coffee at the local Café. Greenacres Shopping Centre, Northgate Shopping Centre and Westfield Tea Tree Plaza are nearby for quality shopping while public transport is easily accessible on nearby North East Road. All of this while being a short commute by bus or car directly to the Adelaide CBD!

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The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

RLA 313174