

# 9 Coach House Mews, Hillbank, SA 5112

## House For Sale

Monday, 8 July 2024



9 Coach House Mews, Hillbank, SA 5112

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 806 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$699,000 - \$759,000**

\*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=4zyWdXd8KfS> 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](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this exceptional family home, offering the perfect blend of comfort, style, and eco-friendly features. This exceptional property boasts a ducted reverse cycle air conditioning system, a solar system with 22 panels, 3 phase power and 5 rainwater tanks, for sustainability and keeping your energy bills low. Nestled in a quiet neighbourhood with breathtaking views, this home is an ideal retreat for families, investors or for anyone looking for the finer things in life. Step inside and unwind in the front lounge room with plush carpet flooring underfoot providing warmth and creating a comfortable environment. The true star of the show, however, is the open plan family room located at the rear of the floorplan. Filled with natural light thanks to sliding doors leading out to the verandah, this space is perfect for family gatherings and entertaining. The highlight of this room is the captivating view that stretches out before you, offering a truly serene atmosphere. The open plan kitchen is a culinary haven, boasting ample storage with both a built-in and walk-in pantry while the appliance garage keeps your countertops clutter-free. Unleash your inner chef with a stainless steel gas cooktop and pyrolox oven while the dishwasher and double sink with mixer tap simplifies cleanup. Sleek 2-PAC cabinetry with soft close drawers add a touch of modern luxury, and Caesarstone benchtops with a raised breakfast bar provide plenty of preparation space, perfect for casual meals. The open plan meals area features a half bay window, further enhancing the flow of natural light, and stone tiles emphasise sophistication. There are three bedrooms, all with ceiling fans and two enjoy beautiful bay windows. Bedrooms 2 and 3 come with built-in robes, while the luxurious master contains a walk-in robe and a spa-inspired ensuite complete with a corner soaking spa bath, Caesarstone benchtop vanity, heated towel rack, and shower. The main bathroom features a bath, shower, built-in storage, a heated towel rack, and the convenience of a separate toilet and vanity. An extensive verandah with breathtaking views provides the perfect space for hosting guests or relaxing after a long day and taking in the beautiful sunsets surrounded by the lush, irrigated gardens. Prepare to be impressed by the triple garage with automatic roller doors for secure parking and easy access. For car enthusiasts, a car hoist allows you to work on your vehicles with ease, while drive-through access provides ultimate convenience. Key features you'll love about this home: - 5kW solar system (as advised by vendor) with Tesla battery - 3 phase power - Toshiba 6 zones ducted reverse cycle air-conditioning - Kitchen with gas cooktop, self-cleaning oven and dishwasher - Pitched roof verandah with Webber BBQ and canopy rangehood - 5 Rainwater tanks totalling 11,000 litres and an irrigation pump - Triple width garage with car hoist This stunning home is close to Elizabeth East Primary, Kindergarten, Pinnacle College and St Thomas More School. Enjoy weekends exploring nearby Honeysuckle Reserve, Whitford Bushland Reserve or the playground at Sanctuary Rise Reserve. Convenience is key with Elizabeth City Centre, Craigmore Village Shopping Centre and Saints Shopping Centre all just a short drive away. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2001 (approx) Land Size / 806sqm (approx) Frontage / 22m (approx) Zoning / HN - Hills Neighbourhood Local Council / City of Playford Council Rates / \$2,144.60 pa (approx) Water Rates (excluding Usage) / \$652.92 pa (approx) Es Levy / \$137.65 pa (approx) Estimated Rental / \$650-\$710 Title / Torrens Title 5582/898 Easement(s) / Nil Encumbrance(s) / Encumbrance to Park Valley Estates Pty. Ltd. (Single Copy Only) Internal Living / 239sqm (approx) Total Building / 363.3sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains Downsizing For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/0wPUpFI> 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](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) 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.