

9 Douglas Ave, Hillcrest, SA, 5086



House For Sale

Saturday, 10 August 2024

9 Douglas Ave, Hillcrest, SA, 5086

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Family home waiting in Hillcrest!

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this low maintenance contemporary proposition in the ever popular suburb of Hillcrest. This home is perfect for the modern family, a first home buyer looking to take the leap, or even the empty nester looking to downsize to a quality home without the constraints of daily garden maintenance.

Welcome to 9 Douglas Avenue, Hillcrest!

Built in 1999 and situated on an approximate 349m² corner allotment, this Torresn title property can be found at a stones throw from Northgate Shopping Centre, Oakden Medical center and local parks and reserves such as Ray Norton Reserve, Harry Wierda Reserve and Flinders Road Reserve; while also being centrally located and within minutes to further amenities such as Greenacres Shopping Centre, Gilles Plains Shopping Centre and the shopping/services thoroughfare that is North East Road.

This is an opportunity to purchase into an amazing local community.

Features of this amazing home include:

- Neat and tidy 3 Bedroom brick veneer home in an ever popular and convenient location.
- Set on an approximate 349m² corner allotment with excellent street Presence and low maintenance living.
- Immediate livability upon entry with quality tiled flooring from entryway down to the spacious open-plan family room.
- Front located master bedroom with carpeted floors, ceiling fan, walk-in robe and ensuite.
- Remaining 2 bedrooms just down the hall also completed with ceiling fans, carpeted flooring and one room with its own built in robe.
- Central laundry conveniently located with side access to washing line outside.
- Main bathroom with walk-in shower, separate bathtub and Vanity benchtop.
- Separate toilet found adjacent to main bathroom.
- Large open-plan family room completed with Hard wooden kitchen, meals area and spacious living room all in one.
- Kitchen contains gas-cooktop, walk-in pantry, breakfast bar benchtop, dishwasher and a water purification tap.
- 2 Rear glass sliding doors offering access to courtyard entertaining area undercover pitched pergola.
- Side gate access offering an additional space for vehicle parking additional to the homes large double car garage.
- Recess down lights throughout the home.
- Evaporative ducted heating and cooling.
- Additional ducted gas heating vents.
- Solar panel system currently provides a feed in tariff of 44 cents per kw *Conditions apply.
- Nearby schooling options include Hillcrest Primary School, Hampstead Primary School, St Martins Catholic Primary School and Avenues College for both primary and secondary.
- Within close proximity to Northgate Shopping Centre, Greenacres Shopping Centre, Gilles Plains Shopping Centre, Gaza Sports & Community Club and many local parks and reserves such as Harry Wierda Reserve, Ray Norton Reserve and Flinders Road Reserve while surrounded but ample public transportation options along Fosters Road, Sir Ross Smith Boulevard and North East Road.
- Please note that the property is currently tenanted with the lease expiring on 10/08/24 and the new owners will get a clear and vacant possession of the house upon settlement.

With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must!

Please note that this property is scheduled to be auctioned on 15/08/2024 @ 6:30PM and all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034

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