

**10 Perthville Court, Hillbank, SA, 5112**



**House For Sale**

Thursday, 24 October 2024

10 Perthville Court, Hillbank, SA, 5112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Monique Kingsada

## Contemporary Style & Modern Appeal on Potential Packed 713m<sup>2</sup> Allotment!

Delightfully nestled in a peaceful, no through road, perfectly positioned in a great location backing onto Jo Gapper Activity Park, this exciting family home features extensive formal and casual living areas across a contemporary 4-bedroom design.

There's so much space for the entire family to relax in everyday comfort, along with ample yard space and shedding, functional and ready for your future outdoor living improvements.

Sleek timber grain floating floors, fresh neutral tones and ambient natural light modern ambience that flows effortlessly throughout the formal and casual zones.

A spacious formal lounge and adjacent formal dining near the entrance offer a fabulous space to receive your guests, while an adjacent family room offers ample room for family casual relaxation.

A vibrant central kitchen and 3rd living area are an added bonus, offering a bright everyday casual area for your daily lifestyle.

The kitchen features stone look bench tops, tiled splashbacks, fresh white country style cabinetry, large pantry, 900mm wide stainless steel oven and stove, double sink and breakfast bar to the family room.

All 4 bedrooms are well proportioned, all sleek floating floors. The master bedroom features a generous walk in robe and a fabulous ensuite bathroom with corner spa bath and rain head shower. Bedrooms 2 and 3 both feature built-in robes.

A clever three-way bathroom and walk-through laundry with exterior access complete the interior.

A single carport with auto roller door will accommodate the family car and there is ample shedding for your outdoor, garden and workshop requirements. Ducted heating and cooling and a 25-panel solar system complete a very attractive offering.

Briefly:

- \* Contemporary 4 bedroom home on generous 713 m<sup>2</sup> allotment
- \* Wonderful peaceful location on an elevated allotment with a reserve at the rear
- \* 4 spacious living areas, perfect for the growing family
- \* Sleek timber grain floating floors, fresh neutral tones and ambient natural light
- \* Large formal living room and adjacent formal dining area
- \* Spacious family room with sliding doors to the rear
- \* Central kitchen overlooking large family room
- \* Kitchen features stone look bench tops, tiled splashbacks, fresh white country style cabinetry, large pantry, 900mm wide stainless steel oven and stove, double sink and breakfast bar
- \* 4 generous bedrooms, all well proportioned
- \* Master bedroom with walk-in robe and large ensuite bathroom
- \* Ensuite bathroom with spacious corner spa bath and rain head shower
- \* Bedrooms 2 & 3 with built-in robes
- \* Clever three-way main bathroom with wide vanity
- \* Walk-through laundry with exterior access
- \* Large back yard with ample shedding and packed with future potential
- \* Single carport with auto roller door
- \* Ducted heating and cooling
- \* 25 panel solar system
- \* Ideal home for the growing active family

Perfectly located on an elevated allotment with views from the front and a peaceful restricted reserve at the rear.

Elizabeth Vale Primary and Salisbury Heights Primary are both close by with Madison Park Primary School and Kindergarten, Salisbury East High School and Tyndale Christian School also in the local zone.

There are a variety of parks and reserves in the immediate area including Jo Gapper Activity & Dog Park, Playford Tennis Centre and the Cobbler Creek Mountain Bike Park.

Choose to shop at either Salisbury Shopping Centre, Elizabeth City Centre or Golden Grove Shopping Centre, a short drive away. Public transport is readily available and Lyell McEwen Hospital is within easy reach.

For more information, contact Jaya Prageeth on 0430 397 878 or Monique Kingsada on 0402 041 637.

The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences.

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