

# 31A Cambridge Terrace, Hillbank, SA, 5112

— Essential

## House For Sale

Monday, 18 November 2024

31A Cambridge Terrace, Hillbank, SA, 5112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Welcome Home to Hillbank

Welcome to your new sanctuary at 31A Cambridge Terrace, a delightful 3-bedroom villa nestled in the heart of Hillbank. This well-maintained residence, constructed in 1995, offers a perfect blend of comfort, style, and convenience, making it an ideal choice for families, first-time buyers, or investors.

Currently tenanted to long term tenants for \$400 per week until 28/04/2025, there is flexibility to extend or move in at end of term and make this your new home.

### THE ESSENTIALS:

- 3 comfortable bedrooms
- Master with 3 way bathroom access
- Spacious living
- Kitchen is equipped with quality appliances
- Modern bathroom
- Single carport with remote

### WE LOVE:

- Great outdoor entertaining
- Low-maintenance yard
- Lots of potential
- Friendly community atmosphere

### Specifications:

CT / 5166/440

Approximate Land size / 341sqm

Council / City of Playford

Council Rates / \$1,955.05pa

Emergency Services Levy / \$114.25pa

SA Water / \$614.80pa + usage

Please contact Michele Stephen or Jason Wright from Harcourts Essential for more information or viewing times.

Proudly brought to you by Harcourts Essential

RLA 268928

Disclaimer: We are of the understanding that the information provided is accurate, however we cannot guarantee accuracy and interested parties should make and rely on their own enquires to obtain legal and financial advice.