

6 Hammond Close, Hillbank, SA, 5112



House For Sale

Wednesday, 13 November 2024

6 Hammond Close, Hillbank, SA, 5112

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Pure Opulence with Breathtaking Views

Ross Whiston and Sallyann Vivian extend a warm invitation to step into luxury living with this stunning, meticulously designed family home, where every detail has been considered for both style and comfort - welcome to 6 Hammond Close, Hillbank!

Experience unmatched elegance and breathtaking views with this exquisite property, perfectly positioned to capture stunning, panoramic scenery from every angle. Imagine enjoying your morning coffee with a sunrise over rolling hills or enjoying a glass of wine as the sun sets - pure bliss.

Equipped with ducted reverse-cycle air conditioning throughout, high ceilings and polished porcelain tiles, the spacious layout exudes elegance and sophistication at every turn beginning with the grand master suite.

Master by name, master by nature, this stunning hotel-inspired bedroom complemented by sweeping landscape views, features a large walk-in robe with mirrored doors, large ensuite including a corner spa - the only thing missing is room service!

Bedrooms 2, 3, and 4 each come with built-in robes, and are conveniently serviced by the family bathroom that includes a luxurious spa bath, separate w/c, and vanity area for added convenience.

A cleverly designed floorplan affords everyone in the family to have their own creative space including the open plan living area where the kitchen is a chef's dream set up. With premium stone benchtops, gas cooktop, electric oven, and an abundance of benchspace and cupboard storage, combining functionality with a modern, sleek twist.

Adjacent to the kitchen is a spacious rumpus room that is perfect for entertaining, complete with room for a pool table. Formal gatherings can be enjoyed in the dedicated dining room and lounge off the main living area, whilst the study nook provides the ideal workspace for a home office setup.

Outdoor living is a delight, with expansive entertaining areas on both sides of the home, ideal for hosting family and friends year-round. The tiered and retained backyard adds a unique touch of landscape design, providing both visual appeal and practicality. A spacious double garage completes the property, ensuring plenty of space for vehicles and storage.

Additionally:

Year Built - 2001

Wall Construction - Brick

Land Size - 1,299m² (approx)

Total Area - 362.20sqm (approx)

Frontage - 29.3m (approx)

Zoning - HN - Hills Neighbourhood

Local Council - City of Playford

Solar System - 7kW (approx)

Estimated Rental Return - \$780-\$800p/w (approx)

Council Rates - \$581.35 p/qtr (approx)

Water Rates \$184.34p/qtr (approx) (excluding Usage)

Es Levy - \$148.45p/a. (approx) FY 24/25

Easement(s) - No

Encumbrance(s) - Yes

Sewerage - Mains

It's grand, it's impressive and it's indulgent - call Ross Whiston on 0418 643 770 or Sallyann Vivian on 0419 849 168 to

live your best life today.

Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment!

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Ray White Gawler East
RLA 327615