

# 6 Hoyle Court, Flagstaff Hill, SA 5159

**HARRIS**

## House For Sale

Tuesday, 7 January 2025

6 Hoyle Court, Flagstaff Hill, SA 5159

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1267 m2**

**Type: House**



Sam Bennett  
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Kevin Renard  
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**\$800,000**

Nestled in a peaceful cul-de-sac, 6 Hoyle Court, Flagstaff Hill, offers a rare combination of space, privacy and modern updates, all set on a generous 1,267m<sup>2</sup> allotment. Backing onto the lush Flagstaff Hill Golf Course and Glenhuntly Reserve, this 1979-built property invites you to embrace a lifestyle surrounded by greenery. Step inside to discover a home that has been thoughtfully updated over the past 18 months. The large living and dining area, featuring a picture window with garden views, is warmed by a new split-system air conditioner. A sliding glass door provides seamless access for entertaining, while the dining area flows effortlessly into the modernized kitchen. With its bright white cabinetry, timber benchtops and cozy ambiance, the kitchen includes a dishwasher, space for two fridges, large walk-in pantry and a convenient servery to the second living area. The right wing of the home houses three well-appointed bedrooms, each with built-in robes. The main bedroom enjoys a front-facing position and a ceiling fan for added comfort. The family bathroom has been updated with a new shower screen, contemporary vanity and a separate toilet for convenience. Additional features include a versatile storage room next to the laundry-ideal as a home office or homework nook. Outside, the expansive paved patio offers endless potential, while the vast backyard provides ample space for children, pets, or future landscaping projects. Practicality meets lifestyle with multiple parking options, including a single carport, additional driveway space and backyard access. Recent upgrades to the property include energy-efficient downlights, 9kW solar panels, fresh tiling, new blinds and a revamped laundry. Located just minutes from Flagstaff Hill Foodland, Aberfoyle Park Shopping Centre, and recreational hubs like the Happy Valley Reservoir, this property combines convenience with leisure. Families will appreciate the zoning to Thiele Primary School, Happy Valley Primary School, Aberfoyle Hub Primary School, and Aberfoyle Park High School. Whether you're playing golf over the back fence or enjoying the serenity of the surrounding reserves, this is a home where comfort meets opportunity. Don't miss your chance to make 6 Hoyle Court your own. Specifications: CT / 5442/226 Council / Onkaparinga Zoning / GN Built / 1979 Land / 1267m<sup>2</sup> (approx) Frontage / 13.44m Council Rates / \$1955.85pa SA Water / \$173.46pq Estimated rental assessment / \$550-\$570 per week / Written rental assessment can be provided upon request Nearby Schools / Thiele P.S, Happy Valley P.S, Aberfoyle Hub P.S, Aberfoyle Park H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 335392