

6C Hill Smith Boulevard, St Clair, SA, 5011



Townhouse For Sale

Wednesday, 18 December 2024

6C Hill Smith Boulevard, St Clair, SA, 5011

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



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Pet Friendly, \$15K First Home Buyer Grant, Stamp Duty Concessions **

Enjoy Wetlands Views from Your Private Balcony.

Brand New, Pet Friendly townhouse opposite wetlands reserve, offering all the benefits of the First Homeowners Grant, along with the stamp duty concessions *conditions apply* whilst for the investors the benefits of depreciation along with the appeal to tenants of a brand-new home and the builder's warranty adding peace of mind to your strategy.

This light filled, low maintenance property will suit the downsizing home buyer, the professional single or couple who appreciate the value of the fabulous level of convenience on offer with being close to buses on Torrens Road, St Clair train station & St Clair Shopping Centre precinct.

The lovely kitchen with its chic cabinetry and full package stainless steel appliances will delight those who love to cook and entertain at home. The gas cook top with a wok burner while the stainless-steel dishwasher will help to make simple work of preparing dinner and cleaning up after.

The open plan living-dining-kitchen has laminate timber flooring flowing seamlessly throughout and offers scenic views across to the park and wetlands opposite through the full height windows in the dining - living area.

Up on level one, the master bedroom offers a walk-in robe and a private balcony that captures a visually appealing panoramic view of the wetland reserve and aquatic bird life that frequent. Bedroom 2 has views over the reserve and has a mirrored door built in robe.

The shared bathroom upstairs offers a very generous shower recess along with the mirrored vanity area and upstairs toilet.

The ground floor has the added bonus of having the laundry with direct access to the back yard along with a downstairs toilet adjacent, a very handy walk in broom closet / or pantry is a handy storage space for the Dyson, and the storage of appliances or bulk supplies.

With an auto panel lift door to the carport that is accessed from Marden Lane making coming home with the weekly groceries nice and easy.

* Pet Friendly

* First time buyers have all the benefits of a brand-new build

* \$15,000 FHOG & Stamp Duty Concession

Call Kevin 0432375216 - Jump Property RLA 260752 for more information.

Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Whilst ever care has been taken to verify facts and data, we rely also on 3rd party input and information. Please make your own investigations into the zoning and suitability of this property prior to purchasing.