



47 Hamilton Road, Fairview Park

Quality Family Living with Golf Course Views

Auction Location: 47 Hamilton Road, Fairview Park SA 5126

Beautifully combining the charm of its 1978 ranch-style origins with a quality 2019 upstairs extension, 47 Hamilton Road delivers the space, flexibility and lifestyle growing families are looking for. Set on a generous 720sqm allotment with approximately 198sqm of under-roof living, this much-loved home offers five bedrooms, three bathrooms, multiple living zones and exceptional vehicle accommodation.

Filled with natural light and enjoying an outlook towards the Tea Tree Gully Golf Course and foothills, the home has been thoughtfully enhanced and meticulously maintained. From the renovated bathrooms and timber kitchen to the upstairs retreat, expansive entertaining area, excellent storage and secure garaging, every element has been designed with family living in mind.

Key Features

- 1978-built ranch-style home enhanced by a quality 2019 upstairs extension
- Approximately 198sqm of under-roof living on a generous 720sqm allotment

5 3 7

FOR SALE

\$1,100,000

AGENTS

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AGENCY

LJ Hooker Property Specialists
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Beautiful outlook towards the Tea Tree Gully Golf Course and Adelaide foothills
- Five spacious bedrooms, providing excellent flexibility for growing families
- Master bedroom with built-in wardrobes and renovated ensuite
- Bedroom 2 with built-in wardrobes
- Light-filled open-plan dining and family living area with timber look floating floors
- Well-appointed timber kitchen with an abundance of cabinetry and excellent storage
- Renovated main bathroom plus a third renovated bathroom upstairs
- Generous upstairs second living area/children's retreat with golf course and foothills views
- Bedrooms 4 and 5 upstairs, both featuring built-in cupboards
- Ducted evaporative air conditioning and gas heating for year-round comfort
- Security roller shutters fitted to all bedrooms and main living areas
- Huge undercover entertaining area spanning the full width of the home, plus dedicated BBQ area
- Established front and rear gardens lovingly maintained, with spacious lawn for children and pets
- Exceptional vehicle accommodation with approximately 5.5m x 9m secure garage for up to four vehicles, plus three further undercover spaces and approximately eight additional off-street spaces at the front
- 6kW solar system with 14kW Tesla battery, plus extensive data cabling, internet points and coverage throughout the home

Positioned in a tightly held pocket of Fairview Park, this home places local cafés, shops, schools, parks and recreation within easy reach. The Tea Tree Gully Golf Club is just minutes away, while Anstey Hill Recreation Park provides an ideal escape for walking, exploring and weekend adventures.

Public transport is directly out front, with easy access to Tea Tree Plaza and the O-Bahn network, providing a convenient connection towards the Adelaide CBD.

With space, flexibility, exceptional vehicle accommodation and a wonderful lifestyle location, this is a home that offers families the opportunity to enjoy more of what matters. Lovingly maintained and thoughtfully improved, this is a home ready to welcome its next family and begin its next chapter.

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

MORE DETAILS

Property ID	2DWGGJU
Property Type	House
House Size	198 m2
Land Area	720 m2
Including	Air Conditioning Evaporative Cooling Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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SITE PLAN
(NOT TO SCALE)

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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