

Hillbank, 15 Landseer Place

High on the Hill

4  2  2 

Starting with a block that is sure to impress, with a wide 19.5m of frontage and 657m² of land, this home could very well be just the one you've been looking for. From the outset you'll discover a stately double length garage door, and just part of the large 5kw solar system, with panels lining both the front and left side of the home.

Stepping inside, your feet will find dependable large floor tiles, which run from front to back. The master to the left is complimented by a beautiful bay window, and striking black ceiling fan, not to mention a neat ensuite with tiled in window frame. The first living space to the right also features the same fan, as well as reverse cycle air conditioning, with outlets dotted throughout the home.

Moving into the centre of the home, you'll see an open plan space, featuring kitchen, dine, and second living. Charming pendants adorn the dining area, downlights highlight the kitchen bench, and a skylight brings some of that daylight indoors. The kitchen itself is

For Sale
\$690,000 - \$720,000

View
ljhooker.com.au/676FFDC

Contact
Bradley Clarke
0422 070 240
brad.clarke@ljhces.com.au



LJ Hooker Craigmore | Elizabeth | Salisbury
(08) 8255 9555

Disclaimer: 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.

more than functional, with wall oven, spacious proportions, and convenient breakfast bar if the cornflakes don't quite make it to the table in the morning.

Each of the remaining three bedrooms are backed by built in robes, and serviced by the second bathroom, featuring the same lighter finishes of the first. Stepping outside, is the vast undercover entertaining area, with sheeting that filters in natural light, and protects the paved area below. At the rear of the property is a raised lawn area, for the kids or canines to enjoy, as well as a garden shed for added outdoor storage.

It is with great pleasure that LJ Hooker Craigmores | Elizabeth | Salisbury and Bradley Clarke present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home. If you have any questions not covered in this outlay, please do not hesitate to contact Bradley on 0422 070 240

Location highlights:

- Convenient access to Main North Road, taking only 40 minutes to arrive in the city
- A leisure stroll to the magnificent Honeysuckle Reserve
- Around the corner from local schools for easy morning commutes
- Close to your local Drakes for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- A quick 5-minutes to the Elizabeth Shopping Centre for all your major brand name shopping outlets, cafés and entertainment options

Specifications:

CT / 5737 / 931

Council / Playford

Zoning / GN

Built / 2000

Land / 657m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$165.55pq approx

Nearby Schools / St Thomas More School, Hope Christian College, Pinnacle College

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355



**LJ Hooker Craigmores | Elizabeth |
Salisbury
(08) 8255 9555**

Disclaimer: 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.

More About this Property

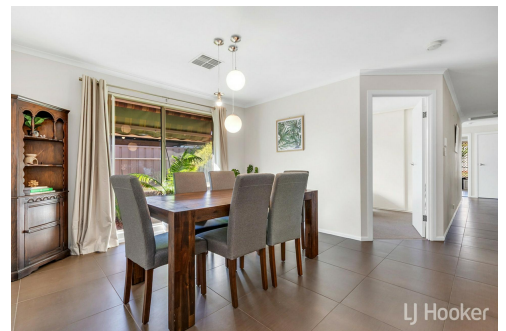
| | |
|---------------|---------|
| Property ID | 676FFDC |
| Property Type | House |
| Land Area | 657 m2 |

Bradley Clarke 0422 070 240

Sales Representative | brad.clarke@ljhces.com.au

LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555

Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreelizabeth.ljhooker.com.au | Office@ljhces.com.au



Disclaimer: 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.

**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**

SHED
2.3 x 3.0



15 Landseer Place, Hillbank

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
Produced by **Property Portraits**

| | | |
|----------|-------------------|----------------------------------|
| Interior | 145m ² | 262m² TOTAL |
| Exterior | 63m ² | |
| Garage | 47m ² | |
| Shed | 07m ² | |