



Hillbank, 3 Tobin Court

Charming Villa with Serene Gardens and Modern Comforts

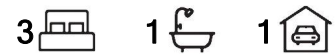
Discover the perfect blend of style, comfort, and convenience in this immaculately presented villa, designed for a low-maintenance lifestyle. Situated on a 391m² block (approx.), this home is a true standout, offering thoughtful design and superb attention to detail.

Step inside to find three generously sized bedrooms. The master boasts a built-in robe, ceiling fan, and access to a two-way bathroom, while bedrooms two and three feature built-in robes for added convenience. The open-plan kitchen, meals, and family area exudes warmth and functionality, complete with an electric oven, hot plates, rangehood, and ample storage and bench space.

Every inch of this home reflects quality, from the beautifully tiled and carpeted floors to the neutral decor. Stay comfortable year-round with ducted evaporative air conditioning and a



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For Sale
UNDER CONTRACT BY ANDREW ROSE

View
ljhooker.com.au/66FDFDC

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charming gas log fire. For added peace of mind, the property includes security shutters and an alarm system.

The rear of the property is an entertainer's dream, featuring a stunning paved area and meticulously landscaped gardens. The private and serene setting is perfect for relaxation or hosting guests.

Key Features

- Beautiful Manured Gardens
- Solar Systems
- Pitched Verandah Area
- Garden Shed
- Heating and Cooling

Specifications:

CT / 5135/390

Council / Playford

Built / 1994

Land / 391m2 (approx)

Frontage / 10.50m

Estimated rental assessment / \$540-\$570 per week

Please Note - This home is currently tenanted at \$450 per week until March 2025

Conveniently located near Elizabeth Shopping Centre, IGA Midway Road, Craigmore Shopping Centre, Elizabeth East Primary School, and Hillbank Childcare Centre. Enjoy easy access to Jo Gapper Park and Highfield Drive Reserve, perfect for recreation and relaxation. This beautifully maintained property truly stands in a class of its own.

Don't miss the opportunity to call this gem your home!

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



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More About this Property

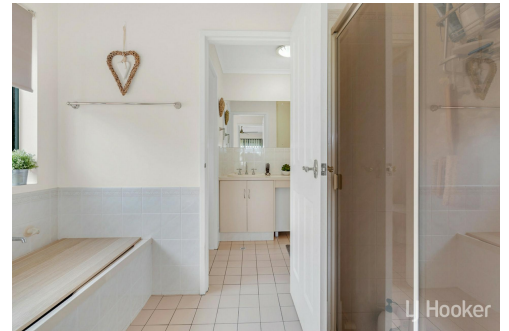
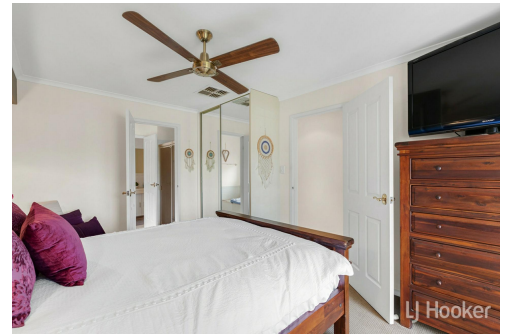
Property ID	66FDFDC
Property Type	House
House Size	111 m2
Land Area	391 m2

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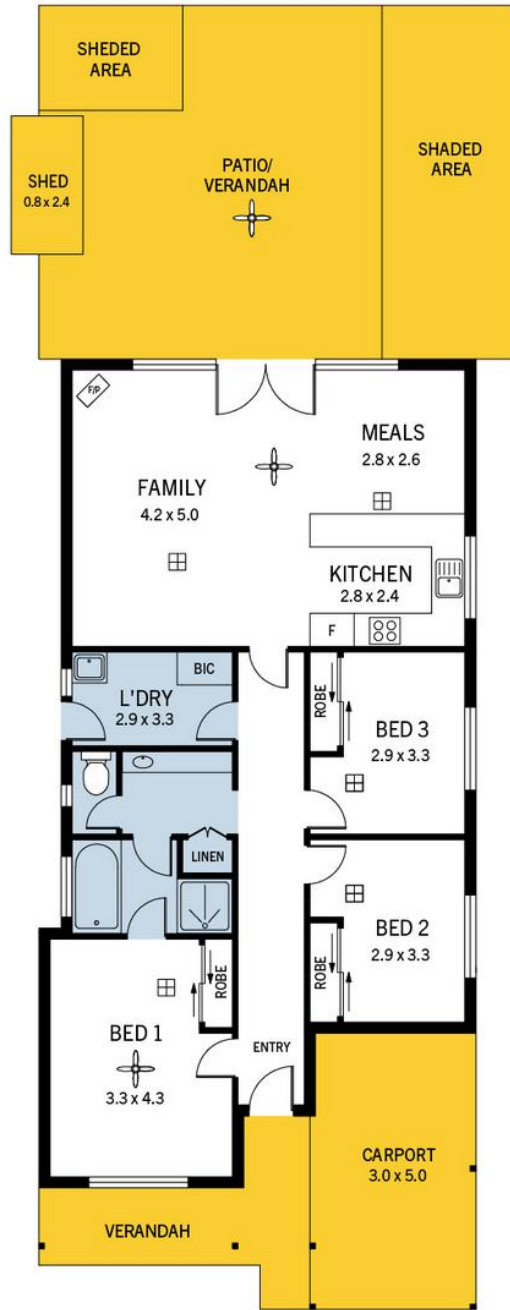
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
Produced by Property Portraits

Interior	96m ²	177m²
Exterior	66m ²	
Carport	15m ²	
		TOTAL