

51 Pacific Boulevard, Hillbank

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## Neat, Tidy & Ready to Enjoy

Proudly presented by Andrew Rose of LJ Hooker, this beautifully maintained and lovingly cared-for home offers the perfect blend of comfort, convenience, and lifestyle. Set amongst other well-maintained homes in the ever-popular suburb of Hillbank, it's an ideal choice for first-home buyers, downsizers, or investors seeking a well-kept property in a sought-after location.

Step inside through the wide entryway and you'll find three bedrooms and a well-appointed two-way bathroom. The master suite features a walk-in robe with direct access to the bathroom, while bedroom two is fitted with a built-in robe. The kitchen is sure to impress, offering ample cupboard space, stainless steel appliances, a dishwasher, neutral tones, and a walk-in pantry. Overlooking the light-filled lounge and dining area, it creates the perfect hub of the home.

Step outside and enjoy a spacious verandah stretching across the back of the property - an ideal space for entertaining family and friends. The rear yard is practical and low-maintenance, featuring a large paved area, fruit trees, a small garden patch, and a handy tool shed.

Key features this home offers:

- Alarm System

**FOR SALE**  
UNDER CONTRACT BY ANDREW ROSE

### AGENTS

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### AGENCY

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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.

LJ Hooker

- Roller Shutters
- Heating and cooling
- Solar System
- Single Garage with internal access
- Backs onto nature-filled walking trail
- 299 Sqm Allotment (approx.)

Specifications:

- CT / 5282/403
- Council / Playford
- Built / 1996 (approx.)
- Land / 299m2 (approx.)
- Easements / subject to service easements over the land marked A for drainage purposes to the council for the area (223LG RPA)
- Estimated rental assessment / \$TBA per week

Backing onto a picturesque walking trail and surrounded by nature, parks, and the stunning Jo Gapper Lookout, this home is all about lifestyle. For families, Elizabeth East Primary School and St Thomas More are close by, while Elizabeth City Centre offers shops, cafés, restaurants, and even a cinema - ensuring everything you need is within easy reach.

With a single garage providing secure internal access and a home that has been meticulously cared for, this is an opportunity not to be missed.

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

**MORE DETAILS**

|               |         |
|---------------|---------|
| Property ID   | 67KTFDC |
| Property Type | House   |
| Land Area     | 299 m2  |

**Andrew Rose 0421 988 597**

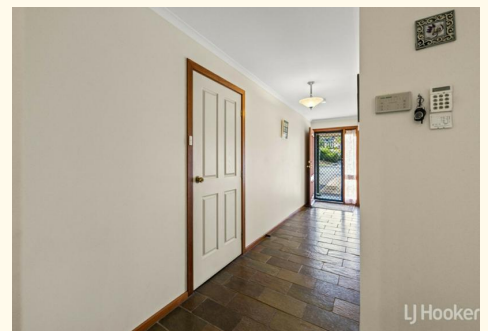
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|          |             |
|----------|-------------|
| INTERNAL | - 146.6 SQM |
| EXTERNAL | - 37.9 SQM  |
| TOTAL    | - 184.5 SQM |

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.