



7 Rosebank Crescent, Hillbank

## The Perfect Home for a Growing Family!

Set on a generous 607sqm (approx.) block in a quiet foothills of Hillbank, this charming 3 bedroom home offers the perfect blend of comfort, space, and functionality for a growing family!

With multiple living areas, a spacious backyard with large undercover entertaining and seamless indoor to outdoor flow, it's a home designed for both everyday living and effortless entertaining with family and friends. Whether you're upsizing or buying your first family home, this property delivers the lifestyle you've been searching for!

### Features Include:

- 3 Bedrooms - master with walk in wardrobe and access to two-way bathroom
- Additional bedrooms both with built in wardrobes
- Multiple living areas, front living/dining room
- Kitchen with gas cooktop, dishwasher, vinyl timber benchtop and built in hallway pantry
- Open plan kitchen, dining and family room with window overlooking outdoor entertaining
- Paved triangle verandah outdoor entertaining with ceiling fan
- Undercover auto carport with space for two cars

3 1 2

**FOR SALE**  
\$739,000 - \$759,000

### AGENTS

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### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

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

- Roomy multi-level backyard with shed and lawn space perfect for children
- Ducted gas heating and evaporative cooling for year-round comfort
- Stoned front parking space, ideal for motorhome caravan, or additional vehicle parking

Just two doors down, you'll find Grenadier Road Reserve, a quiet local gem with a playground perfect for young children to explore and enjoy after school or on relaxing afternoons. For bigger adventures, Jo Gapper Park is only minutes away, offering an expansive playground, scenic walking trails that lead to the lookout and a dog park making it the perfect weekend destination for family BBQs and fun with your furry friends.

Enquire Today!

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	2CBUGJU
Property Type	House
House Size	122 m2
Land Area	607 m2
Including	Air Conditioning Ducted Heating Evaporative Cooling Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

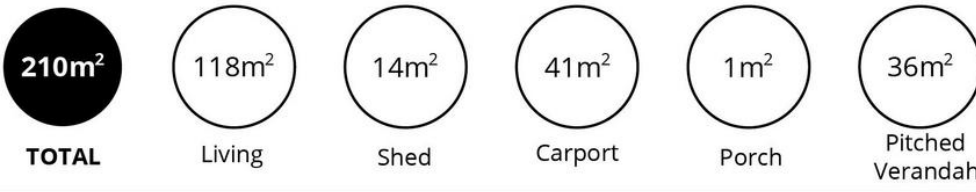
**Shaun Roberts 0435 367 534**

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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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