



## Hillbank, 8 Kareda Court

### Family Friendly with Cul de Sac Comfort

4  2  2 

If you're looking for land, frontage, and a home that packs design and space, look no further. An updated facade brings this property into the 21st century, with stately electric gate and slate feature pillar by the front entrance. Stepping inside, you'll find the open plan living on offer, with lounge/dining flowing through to the kitchen/living.

Feeding off the lounge is a flexible space, fitted out with downlighting and tiled flooring. This can be utilised as a rumpus room, 4th bedroom, and could even be separated to create a 5th bedroom if need be. This space, similar to the second living area, has access to the undercover alfresco area as well for seamless entertaining. Energy efficiency is not a problem, with a solar unit that will control the cost of your power bills in an ever inflating economy.

All three original bedrooms are reasonably proportioned, the master especially, with built in wardrobe for plenty of storage. Speaking of, you'll find a spacious pantry in the kitchen and

**For Sale**  
\$679,000 - \$719,000

**View**  
[ljhooker.com.au/66P4FDC](http://ljhooker.com.au/66P4FDC)

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**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.

large store room off the second living space as well. The kitchen itself includes a large island bench, with ample storage and bench space, as well as stainless steel oven and induction cooktop. Nestled between the stove and fridge provision is a convenient shutter, hiding away any kitchen appliances that are only used from time to time.

The main bathroom is a true show stopper, with enormous granite-look bath, and double vanity. Towards the rear of the home you'll find the second bathroom, servicing the second and third bedrooms. Venturing outside into the back yard, you're greeted by the newly installed undercover area, overlooking a yard with plenty of potential. On one side of the home is a extender line clothesline, the other a long raking driveway stemming from the electric gate with car port to boot. Lastly, in the corner of the yard, you'll see a garage or storage shed perfect to keep the pride and joy out of the weather.

It is with great pleasure that LJ Hooker Craigmores | Elizabeth 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 35 minutes to arrive in the city
- A leisure stroll to the magnificent Carisbrooke Park
- Around the corner from local schools for easy morning commutes
- Close to the renowned Saints Foodland for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- A quick 10-minutes to the District Outlet Centre for all your major brand name shopping outlets, cafés and entertainment options

Specifications:

CT / /

Council / Playford

Zoning / GN

Built / 1985

Land / 693m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$153.70pq approx

Nearby Schools / Salisbury Heights Primary, St Mary Magdalene's School, Elizabeth Vale Primary

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

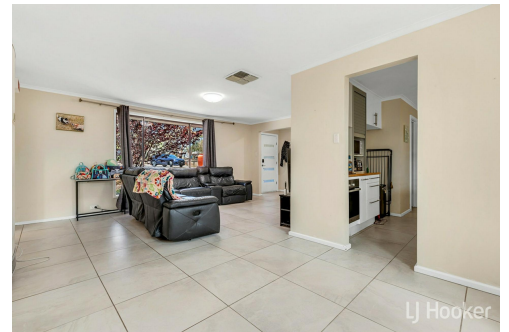
Property ID	66P4FDC
Property Type	House
Land Area	692 m2

**Bradley Clarke 0422 070 240**

Sales Representative | [brad.clarke@ljhces.com.au](mailto:brad.clarke@ljhces.com.au)

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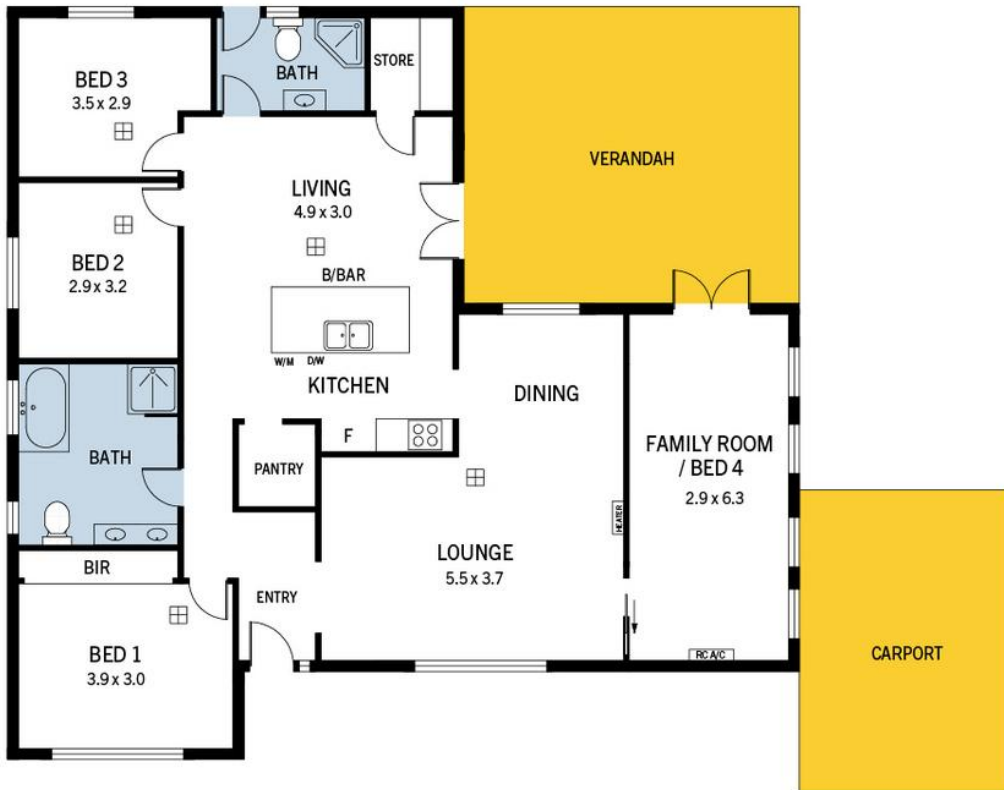


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**SHED**  
2.0 x 2.0

**GARAGE**  
4.0 x 6.0  
ROLLER DOOR



## 8 Kareda Court, Hillbank

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

Interior	137m <sup>2</sup>	<b>219m<sup>2</sup></b> <b>TOTAL</b>
Exterior	54m <sup>2</sup>	
Shed	04m <sup>2</sup>	
Garage	24m <sup>2</sup>	



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