



## Hillbank, 9 Brackenmoor Close

A Rare Gem on 1083sqm!

Proudly presented by Andrew Rose of LJ Hooker, this extraordinary property offers a rare opportunity to secure a spacious family home on a massive 1083sqm allotment (approx.) with wide frontage. It's not every day you find a block of this size packed with features and endless potential.

Step inside to discover a delightful 3-bedroom home thoughtfully designed for family living. The master bedroom boasts an ensuite for your comfort and an expansive Walk in Robe, while the large kitchen offers ample bench space, a breakfast bar, and plenty of room for culinary creations. Two separate living areas provide space for relaxation and entertaining.

The real magic lies outside, where the property truly shines. You'll be captivated by the expansive outdoor entertaining area under a pitched pergola, complemented by a stunning inground swimming pool-a private oasis perfect for making memories with loved ones. The established fruit trees, fernery, and beautifully maintained gardens create a serene and

3  2  2 

**For Sale**  
UNDER CONTRACT BY ANDREW ROSE

**View**  
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**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.

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inviting atmosphere.

Adding to its appeal, the property features a HUGE garage with its own driveway. Whether you're a hobbyist, need storage, or want to explore other possibilities, the options here are endless.

#### Key Features

- Heating and Cooling
- Expansive 1082sqm Allotment (approx.)
- Wide Frontage
- Solar System
- Inground Salt Chlorinated Swimming Pool
- Large Shed with off street access
- Built in Robes to bedrooms 2 and 3

#### Specifications:

- CT / 5114/182
- Council / Playford
- Built / 1994
- Land / 1083m<sup>2</sup> (approx)
- Frontage / TBA
- Estimated rental assessment / \$590-\$630 per week

Location is key, and this home delivers! It's within walking distance of Jo Gapper Park, offering a playground, dog park, hiking trails, and a lookout. A short drive takes you to the Elizabeth City Centre, where you'll find all your shopping, dining, and entertainment needs. Local schools, including Elizabeth Grove Primary School and St Mary Magdalene's School, add convenience for families.

Don't miss your chance to own this remarkable property. With its size, features, and potential, it's a dream come true for families, investors, and lifestyle seekers alike.

#### 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	66EVFDC
Property Type	House
House Size	141 m <sup>2</sup>
Land Area	1084 m <sup>2</sup>

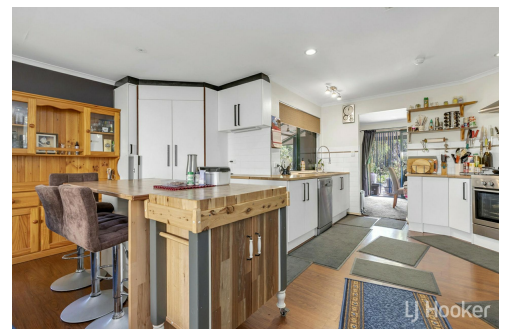
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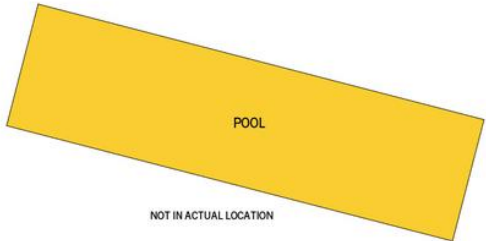
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**SHED**  
2.0 x 1.5



**9 Brackenmoor Close, Hillbank**

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

Interior	145m <sup>2</sup>	<b>259m<sup>2</sup></b> TOTAL
Out' Entertaining	42m <sup>2</sup>	
Shed	72m <sup>2</sup>	



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