

Hillcrest, 7 Gray Street

Corner Block - Park Outlook - Original Owners

Auction Location: on site

1996 built, flexible floor plan and room for home office as well as 4/5 bedrooms and 3 living zones. Opportunity plus as original owners downsize. Space is above expectations, rooms flow onto each other and it's far from the norm. Tightly held, check out the potential to redevelop STCC. Close to CBD approx 8km and with Transport to shops, schools and transport this is a winner.

Position perfect - a corner block in a sought after location with easy access to transport and 15 minutes to the city. Hillcrest is on the rise as with all suburbs in under 10km commute to the CBD. So many of the original blocks are undergoing urban redevelopment. Here's your chance to buy a very impressive home to secure your future. Ideal for families, singles, couples, retirees and investors, it has all the answers. The current owners are the original owners who've loved their generous and flexible home of nearly 30 years and are



Auction

Fri 1st Aug @ 11:00AM

View

By Appointment

Contact

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downsizing. Homes like this don't come along everyday. No need to buy a full sized block with the high price tag and then have to subdivide and sell half and rebuild, no need to step into a development role, it's ready for you, a very manageable size with loads of upside. The rooms are multi functional, currently it's disposed as three bedrooms, 2 studies, formal lounge, formal dining, kitchen and casual meals, leading outside onto a shaded alfresco dining area. With ducted evaporative cooling and ducted heating it's a breeze to heat or cool as required. With two street frontages there is potential to garage to suit your needs. You have a single remote access carport off Gray Street with the open ended capacity to pull through a van or boat and from Country St, you could access for additional parking/garaging STCC. This home has been proudly maintained and would respond brilliantly to a contemporary makeover, render it or build up, STCC. Do it now or later, live here as it is and enjoy watching your asset grow while you plan your future. Look at the developments nearby, there are some amazing new constructions and with this desirable corner site, you've unlimited choice. The front, rear & courtyard gardens are minimal, well maintained and give you a great start to create your own version with all the hard work done. A large rear shed and smaller garden shed provide a place for everything. Position is key to the high demand being experienced in Hillcrest and surrounding suburbs. Neighbouring Oakden, Northgate and Lights View, off North East Road, you're en route to Tea Tree Plaza, Greenacres and Gilles Plains shopping centres and a quick drive to Bunnings, Marden Shopping Centre, North Adelaide, Prospect, Northpark Shopping Centre, Regency and Sefton Plaza and onto the Adelaide Oval Precinct. There is access to parks and recreation, walks and playgrounds, courts and BBQ areas from Queensborough & Harry Wierda, Ray Norton & Roy Armer Reserves and opposite the Flinders Road Reserve with access to the Oakden Reserve 3km loop for family and four legged friends.

Zoned for Roma Mitchell Secondary College it's 5 mins walk to Hillcrest Primary School, along with an extensive choice of private schools and colleges, locally or via the extensive transport network which includes the O-Bahn Paradise Interchange. Adelaide Hills and Port Adelaide are renowned destinations within a 30 minutes drive to cater for lifestyle and recreation. Looking for long term with a relaxed community vibe, up to you to create your best investment.

AUCTION: Friday 1st August at 11am, on site (USP).

(\$875,000)

CT: Volume 5377 Folio 20

Council: Port Adelaide Enfield Council

Council Rates: \$1,625.50 per annum (approx.)

Water Rates: \$219.48 per quarter (approx.)

Land Size: 564 square metres (approx.)

Year Built: 1996 (approx.)

To make an offer, scan the code below:

<https://prop.ps//Pu7jyW7oipvi>

(Please copy and paste the link into your browser)

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.



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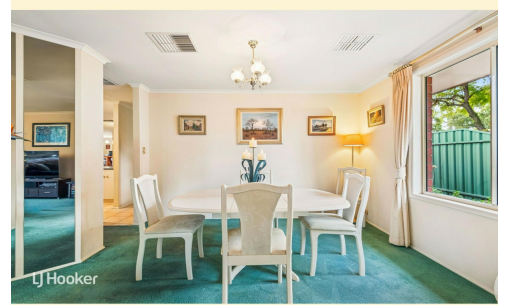
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More About this Property

Property ID	61D8FDJ
Property Type	House
House Size	261 m2
Land Area	564 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Secure Parking Remote Garage

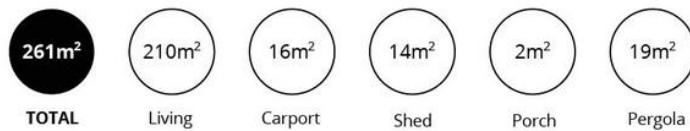
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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