






14 Hibbard Drive, Hillier

An Incredible Opportunity Awaits!

This spacious home boasts a modern & tranquil lifestyle in Hillier's esteemed Cooper's Rise estate. In fantastic condition, this low maintenance home offers a flexible floorplan with 4 bedrooms & 2 living spaces, how convenient! With an array of highly sought after living features, this home is an exceptional candidate for your newest purchase. This amazing home could be yours, don't walk, run!

Property Features:

- Master bedroom with ensuite, walk-in robe & automatic roller shutters.
- Bedroom 2, 3 & 4 generously sized with built-in robes.
- Modern main bathroom.
- Spacious lounge room with ceiling fan providing a second living area.
- Seamless open kitchen, family & dining layout.
- Kitchen with walk-in pantry, extensive bench space & cabinetry alongside high end appliances.
- Laundry offering external access.
- Alfresco with verandah extension perfect for outdoor entertainment.
- Low maintenance backyard well looked after.

4  2  2 

FOR SALE
\$769,000 - \$819,000

AGENTS

Matthew Nudo
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AGENCY

LJ Hooker Property Specialists Gawler |
Barossa
(08) 8522 3311

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**

- Double garage with automatic roller doors.
- Reverse cycle heating & cooling.
- Ceiling fans in bedroom 1, 2, & 3.
- High quality window treatments & surface materials throughout.
- 6 security cameras (approx.)
- Highly desirable & peaceful location.
- Nature reserve & walking trails at your fingertips.

Close to local amenities such as Evanston Gardens Primary, Xavier College Primary, & Gawler Green Shopping Centre. A short drive from the heart of Gawler & easy access to the Northern Expressway. A short distance from Main North Road & 40 minutes (approx.) from Adelaide's CBD.

If you are interested in this exciting opportunity, please contact Matthew Nudo on 0497 804 034 for any enquiries or to register your interest. This will not last long!

CT/ 6229 / 420

Land size / 375m² (approx.)

Internal Living / 188m² (approx.)

Year Built / 2021

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 343733

MORE DETAILS

Property ID	1VY2G54
Property Type	House
House Size	188 m ²
Land Area	375 m ²
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

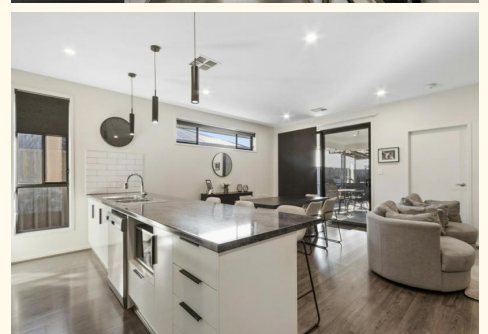
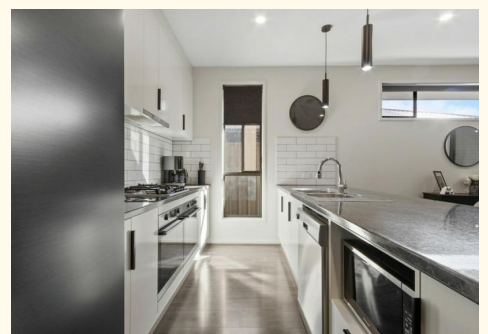
Matthew Nudo 0497 804 034

Sales Specialist | matthewn@ljhsales.com.au

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14 Hibbard Drive,
HILLIER



Living:	137.205Q.M
Carport/Porch:	35.205Q.M
Alfresco:	10.205Q.M
TOTAL:	182.605Q.M

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.