






5 Heinemann Circuit, Hillier

Magnificent Family Home!

Residing in Hillier's esteemed Cooper's Rise estate, this modern home boasts a spacious & tranquil lifestyle & is in fantastic condition. It's flexible floorplan offers 2 living spaces, open living, outdoor entertainment & drive through access prioritizes comfort & convenience. With a wide range of high quality additions & living features throughout, this amazing home could be yours!

Property Features:

- Master bedroom with ensuite, walk-in robe & roller shutters.
- Bedroom 2 & 3 generously sized with built-in robes.
- Modern main bathroom.
- Spacious & cozy lounge room.
- Open family, kitchen & dining layout.
- Kitchen offering walk in pantry, extensive bench space, cabinetry & high end appliances.
- Laundry with external access.
- Alfresco with outdoor blinds perfect for outdoor entertainment.
- Backyard spacious & well looked after.
- Garden shed to the rear of the property.
- Double garage with automatic roller doors.
- Rear roller door providing unique drive through access.
- Reverse cycle heating & cooling.
- Ceiling fans in all bedrooms.

3  2  2 

FOR SALE
\$799,000 - \$849,000

AGENTS

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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**

- High quality window treatments & surface materials throughout.
- 6.6 kw of solar panels & 12 kw battery (approx.)
- 4 security cameras (approx.)
- Highly desirable & quiet 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 beautiful home, please contact Matthew Nudo on 0497 804 034 for any enquiries or to register your interest. This will not last long!

CT/ 6247 / 477
 Land size / 479m2 (approx.)
 Internal Living / 176m2 (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	1VV9G54
Property Type	House
House Size	176 m2
Land Area	479 m2
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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Living:	130.285Q.M
Garage:	31.365Q.M
Pergola:	32.405Q.M
Alfresco/Shed:	15.955Q.M
TOTAL:	209.995Q.M



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