



## Hillier, Site 87 Fifth Avenue, Hillier Park

Neat as a pin



Welcome to the lifestyle you've been dreaming of- peaceful, secure, and full of community spirit. Situated in the ever-popular Hillier Park Residential Village, this beautifully presented 2-bedroom home is designed exclusively for over 50s living, offering a low-maintenance, independent lifestyle with all the comforts of home and the benefits of resort-style facilities right on your doorstep.

Step inside and immediately feel at ease. The light-filled layout features a welcoming lounge area that flows into a modern kitchen and meals space- ideal for relaxing, entertaining friends, or simply enjoying your daily routine in comfort.

### Property Features:

- \* Master with built-in robes; second bedroom with direct access to the second toilet, perfect for guest convenience.
- \* A flexible space that could serve as a hobby room, extra storage, or could be transformed

### For Sale

\$190,000 - \$210,000

### View

By Appointment

### Contact

**Darren Hutton**

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darrenh@ljhsales.com.au



**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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into an extended bathroom area if desired.

- \* Enjoy a central bathroom, an additional separate toilet in the laundry, and renovation potential to create a more expansive bathroom space.
- \* A separate area ideal for a quiet office setup, creative pursuits, or as a cosy retreat.
- \* Modern, functional, and flowing seamlessly into the light-filled lounge for easy entertaining.
- \* Your own peaceful outdoor space to enjoy morning coffee, unwind in the evenings, or soak in the serene surroundings.
- \* Safety ramp access ensures comfort and independence for those with walkers or wheelchairs.
- \* Two split system units provide efficient heating and cooling throughout the home.

#### Village Lifestyle Features:

- \* Beautifully landscaped and manicured gardens throughout the Hillier Park estate.
- \* Community swimming pool- perfect for socialising or enjoying a refreshing dip.
- \* BBQ and entertaining areas- great for gatherings with neighbours or family.
- \* On-site caravan storage- ideal for travellers and adventurers.
- \* Fully renovated community hub- a welcoming space for activities, events, and social connections.

Located just minutes from the conveniences of Gawler and the Northern Expressway, this home offers the perfect blend of independence, community connection, and peaceful surroundings. Whether you're looking to downsize, retire in comfort, or enjoy the benefits of a secure lifestyle village, this home is an outstanding opportunity.

Contact Darren Hutton today on 0408 086 249 to book your private inspection and take the first step towards your next lifestyle chapter.

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



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## More About this Property

<b>Property ID</b>	1VKAG54
<b>Property Type</b>	House
<b>Including</b>	Study Air Conditioning Toilets (2) Floorboards Built-in-Robes Secure Parking

**Darren Hutton 0408 086 249**

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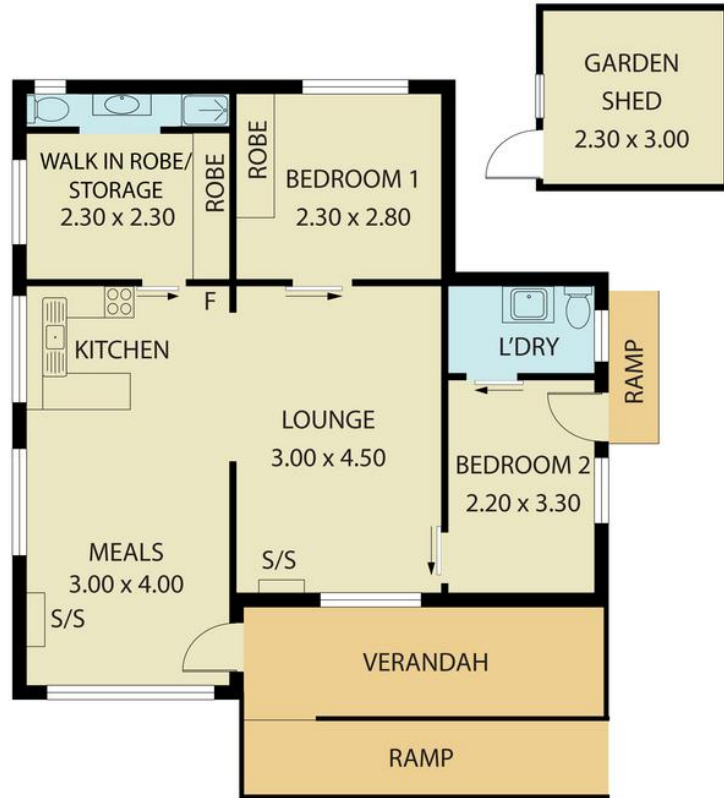
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Living:	62.47SQ.M
Shed:	6.90SQ.M
Verandah:	8.92SQ.M
<b>TOTAL:</b>	<b>78.29SQ.M</b>

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