

## One Tree Hill, 1007 Black Top Road

### Solid Double Brick Home Set On A Large Block

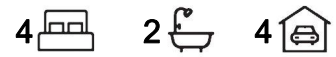
Situated in the charming community of One Tree Hill, this solid brick, four-bedroom family home offers a perfect blend of country living and modern convenience. Built in the mid-1970's on a generous 1,819 sqm (approx.) allotment, this property provides ample space for growing families and discerning buyers.

The home features four well-appointed bedrooms, each with built-in robes. The inviting lounge, complete with a combustion heater and hard wood flooring, opens out to a balcony, perfect for relaxing. A family room, warmed by a gas fire, seamlessly connects to the dining area and an updated kitchen, elegantly modernized by Wallspan.

There are two bathrooms, with the main one newly renovated to an exceptional standard. Additional features include a side carport with a roller door accommodating up to three vehicles, and a versatile games room, rumpus room, or potential fifth bedroom-the choice is yours.



**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.



**For Sale**  
EXPRESSION OF INTEREST

**View**  
[ljhooker.com.au/669KFDC](http://ljhooker.com.au/669KFDC)

**Contact**  
**Keith Emmerson**  
0419 844 015  
[keith.emmerson@ljhces.com.au](mailto:keith.emmerson@ljhces.com.au)

**LJ Hooker Craigmore | Elizabeth | Salisbury**  
**(08) 8255 9555**

The rear balcony (recently freshly painted since the photos were taken) offers a serene space to unwind while overlooking the neat and well-maintained garden. As a corner block, the property also benefits from a convenient side entrance leading to a rear garage, offering flexibility for various needs.

An added advantage is access to mains water, a rare convenience in rural settings. The property is close to local shops, schools, and other amenities, making it a superb choice for those seeking a balance of country charm and accessibility.

Call Keith Emmerson for more information or times to view! 0419 844 015

**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

## More About this Property

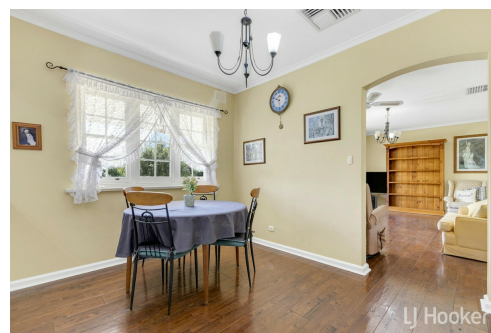
<b>Property ID</b>	669KFDC
<b>Property Type</b>	House
<b>Land Area</b>	1819 m <sup>2</sup>

**Keith Emmerson 0419 844 015**

Sales Representative | keith.emmerson@ljhces.com.au

**LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555**

Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114  
craigmoreelizabeth.ljhooker.com.au | Office@ljhces.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.

**LJ Hooker Craigmore | Elizabeth |  
Salisbury  
(08) 8255 9555**



## 1007 Black Top Road, One Tree Hill

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior	184m <sup>2</sup>	<b>322m<sup>2</sup></b> TOTAL
Exterior	102m <sup>2</sup>	
Shed	36m <sup>2</sup>	