



## Sheidow Park, 7 Hamilton Court

Spacious Family Home and Grand Entertainer with Self Contained Flat

Privately positioned in a quiet no through court this spacious home offers room for even the biggest of Brandy Bunch families with up to five bedrooms and three bathrooms!

The main residence features a familiar layout with formal lounge and dining. Modern kitchen with gas cooktop, walk in pantry and breakfast bar that over looks the large family/meals area giving you formal and casual areas for everyone to spread out for day to day living. The master bedroom features its own walk-in wardrobe and ensuite. Bedrooms two, three and four all offer built in wardrobes and are serviced by the main bathroom with a separate toilet. The home enjoys efficient gas heating and evaporative cooling throughout from the ducted units.

Entertain all year round under the expansive pergola area perfect for weekend BBQs, grand final parties or even Christmas lunch. There is excellent storage with a large tool shed



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**For Sale**  
UNDER CONTRACT

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and the carport has been converted for even more storage and also a kid's gaming room. Side gate access from the main driveway also gives you room to store a camper trailer or a small tinny securely.

The back yard is zero maintenance with artificial turf still giving the kids room to run and a spot for the swing set or basketball ring. The self-contained flat is really well appointed with LED lighting, reverse cycle air conditioning, ensuite style bathroom off the bedroom and a kitchenette complete with sink.

The kids can walk to Woodend Primary, St Martins and the Hallett Cove R-12 School is just up the road along with the Hallett Cove Shopping centre, bus and train stops.

Offering exceptional value for the accommodation it provides you won't find better!

**Property Details:**

Council: City of Marion

Council Rates: \$1629.14pa

SA Water: \$712.48

Land Size: 656sqm

House Size: 187sqm

Year Built: 2001

To submit an offer on this property visit this link: <https://prop.ps/NFt76qvtG9Er>

For further information please contact Jarad Henry.

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RLA 182909

## More About this Property

<b>Property ID</b>	PVCGW0
<b>Property Type</b>	House

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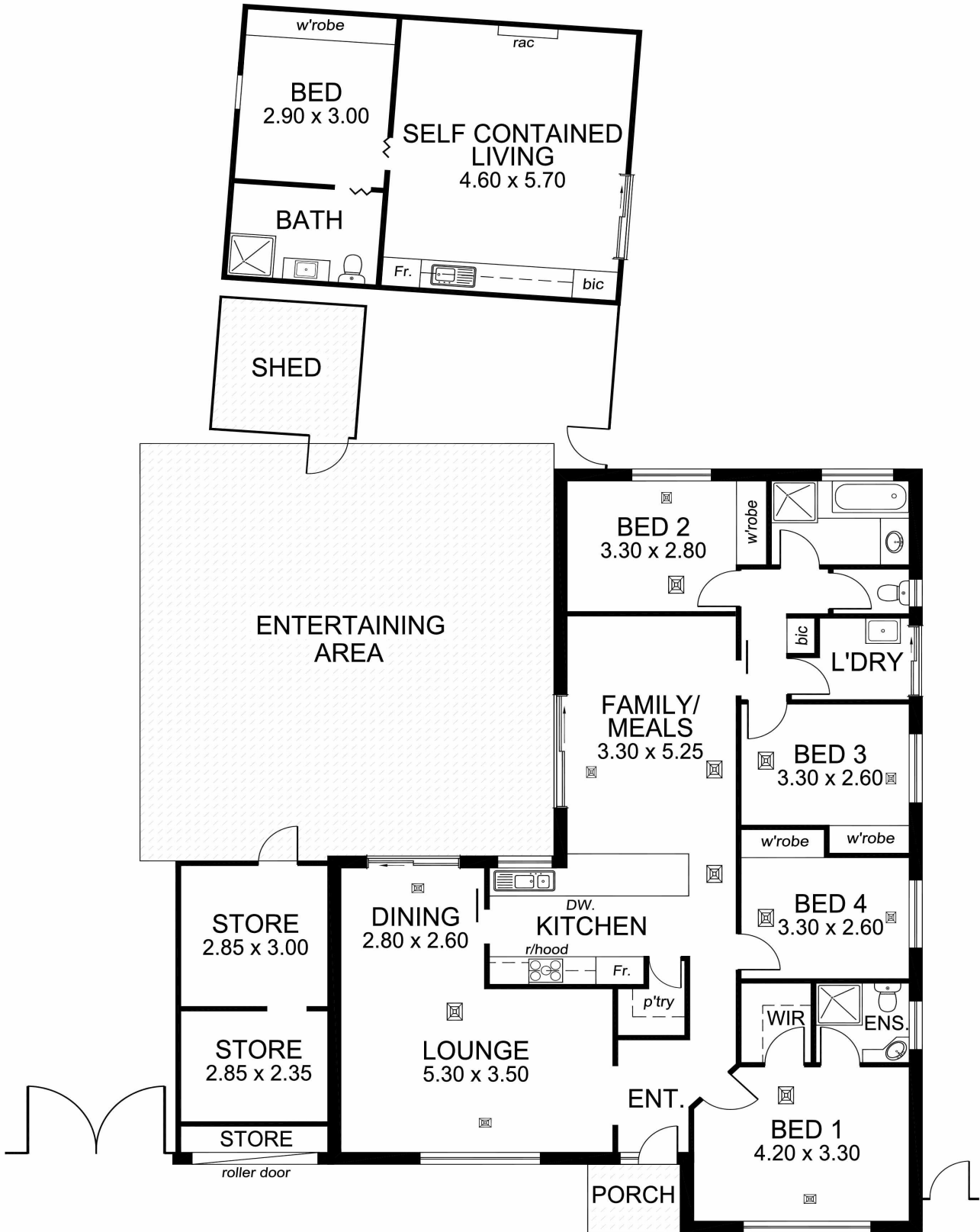
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TOTAL AREA:	186.57m <sup>2</sup> /20.06sqs
(Estimate only)	(incl. self contained living)

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