

St Clair, 4B Hill Smith Boulevard

Brand New Home in a Vibrant Neighbourhood.

This brand new home is ideal for all buyers seeking a contemporary home in a vibrant neighbourhood.

The first floor of this home offers a bright and inviting lounge room, enhanced by large windows that bathe the space in natural light. The kitchen, designed to inspire your inner chef, boasts quality appliances, ample bench and cupboard space, and an adjacent meals area-perfect for enjoying time with family and friends. A convenient powder room located off the laundry provides added practicality for guests.

Upstairs, two generously sized bedrooms feature built-in wardrobes, with the master bedroom complemented by a private ensuite. The family bathroom includes a separate bathtub, offering functionality and comfort. A versatile study area upstairs can serve as a second living space, providing additional flexibility.



For Sale
\$700,000

View
ljhooker.com.au/X8VHDM

Contact
Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me
Symeon Eftimiou
08 8352 7111
symeon@ljhooker.me



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(08) 8352 7111

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Outside, the alfresco area is perfect for year-round entertaining, with seamless access from the kitchen and meals area. A carport, accessible via a rear laneway, provides secure off-street parking for one vehicle.

Set in the highly sought-after suburb of St Clair, this home enjoys a peaceful environment surrounded by wetlands, open parks, playgrounds, and scenic walking trails. St Clair Village, offering a variety of shops, cafes, and essential services, is within walking distance or just a short 5-minute drive. With public transport conveniently located nearby, commuting is effortless. This prime location delivers a relaxed lifestyle and unmatched convenience, with local amenities, schools, Adelaide University, and hospitals all within easy reach.

Key Features

- Lounge room flooded with natural light
- Gourmet kitchen with quality appliances and ample bench and storage space
- Meals area adjacent to the kitchen
- Convenient powder room located off the laundry downstairs
- Two generously sized bedrooms, both with built-in wardrobes
- Master bedroom complimented by an ensuite
- Family bathroom features a separate bathtub
- Versatile study or additional living space upstairs
- Alfresco entertaining area, ideal for year round entertaining
- Carport parking for one vehicle, accessible from rear laneway
- Ducted reverse cycle heating and cooling
- Stylish floating floorboards downstairs, cosy carpets upstairs
- Within walking distance to wetlands, walking trails, and nearby shops and cafes

Specifications

Title: Community Titled

Year built: 2024

Council: City of Charles Sturt

Council rates: \$1,309.45pa (approx)

ESL: \$99.95pa (approx)

SA Water & Sewer supply: \$165.55pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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More About this Property

Property ID	X8VHDM
Property Type	Townhouse
Including	Ensuite Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

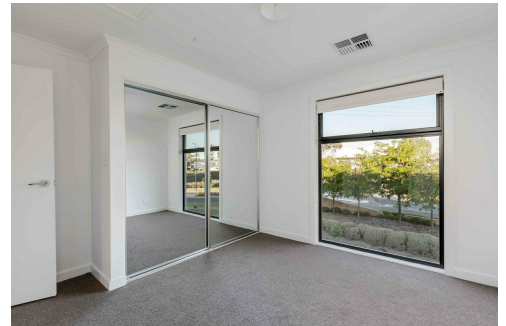
Symeon Eftimiou 08 8352 7111

Sales Executive | symeon@ljhooker.me

LJ Hooker Mile End | Woodville (08) 8352 7111

206A Henley Beach Road, TORRENSVILLE SA 5031

mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au



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