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## Welcome

Hello,

My name is Sharryn Noonan and I am the selling agent for this property.

Thank you for your interest. You should find everything you need to know about the property in this eBook. However, should you have any questions at all, please don't hesitate to contact me.



### **SHARRYN NOONAN**

**SALES CONSULTANT**

0418 143 098

[sharryn@firstnationalgawler.com.au](mailto:sharryn@firstnationalgawler.com.au)

Sharryn started her real estate career in the Barossa Valley. Originally from Broken Hill, Sharryn has extensive experience in customer service and has a great eye for detail as well as good knowledge of the real estate market.

Sharryn has a down to earth and transparent attitude, being upfront and honest with the goal of hitting her targets. Sharryn also has a long history in the security industry however her passion is in real estate and achieving successful outcomes. Taking the stress and confusion out of the vendors and purchasers' hands and helping them through each step of the process along the way.

Being family orientated, Sharryn knows the importance of family, having twins herself and creating a balanced lifestyle and making the most out of life with a positive "can do" outlook. Sharryn also has an interest in local community sports which includes helping with the Gawler t-ballers and other sporting related events. With great local knowledge Sharryn looks forward in helping to assist you in buying or selling your property, with her determination and bubbly personality to get the job done as well as her high standards of work ethics and delivering the best outcome for her clients.

## Property Details



### 1 Playford Court, Hillbank

Family home with breathtaking views

4 3 4 **\$999,000 to \$1,089,000**

1 Ensuite

Air Conditioning

Split System Air Conditioni  
ng

Ducted Cooling

In Ground Pool

Split System Heating

Ducted Heating

Remote Garage

Secure Parking

Balcony

Deck

Outdoor Entertaining

Shed

Workshop

Fully Fenced

Built In Robes

Dishwasher

**\*\*Currently being upgraded - Freshly painted and minor touch up's\*\*** Open inspections will re-start in the new year.**\*\*\***

Nestled in the serene suburb of Hillbank, 1 Playford Court offers a blend of modern comfort and stylish living, perfect for families or anyone looking for a spacious retreat with breathtaking views. This stunning property features four spacious bedrooms, providing ample room for everyone. The master bedroom is a true sanctuary; it greets you with elegant double doors upon entry and leads through to a newly updated, stylish ensuite with a walk-in robe. Designed for ultimate relaxation, the master suite offers both privacy and luxury.

The open-plan layout and two expansive living areas create an inviting ambiance for family gatherings or entertaining guests. Natural light flows seamlessly throughout the home, highlighting the newly upgraded kitchen as the heart of the space. Equipped with granite benchtops, sleek sinks, and a dishwasher, the kitchen is both functional and aesthetically pleasing, ideal for any home chef. The reverse-cycle cooling system keeps the home comfortable year-round, while solar panels add an eco-friendly edge to this modern abode.

Step outside, and you'll be greeted by a magnificent front decking area where you can enjoy sweeping views of the township, a perfect setting for morning coffees or evening relaxation. For those who love to entertain, a second outdoor entertaining area awaits, adjacent to a stunning inground pool. Imagine warm summer days spent poolside, surrounded by beautiful, landscaped gardens that enhance the tranquility and privacy of the outdoor space. A garden shed provides extra storage, while a double carport offers convenience and security for your vehicles.

Inside, the home is tiled throughout the main areas, making for easy maintenance, while plush carpeting adds warmth and comfort to the bedrooms. The attention to detail and commitment to quality are evident throughout, from the stylish design to the thoughtful layout, making this a truly exceptional property. Whether you're looking to unwind with family or host gatherings with friends, this home provides the perfect backdrop for every occasion.

For more information, please contact Sharryn Noonan 0418 143 098

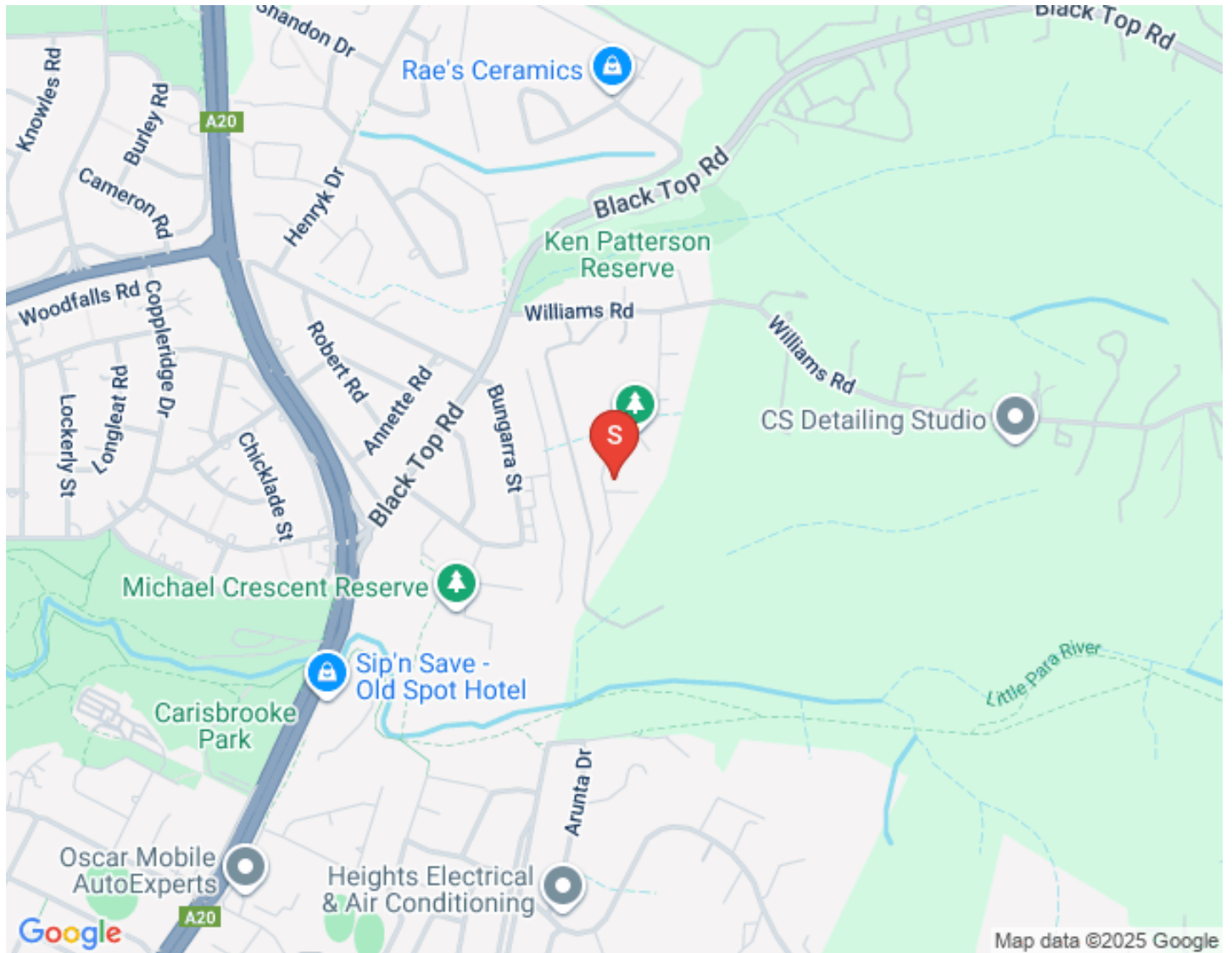
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## Property Features

### Key features of the property

- 4 Bedrooms
- 2 Bathrooms
- 2 Toilets
- 2 Garages
- 2 Carports
- 1 Ensuite
- Air Conditioning
- Split System Air Conditioning
- Ducted Cooling
- In Ground Pool
- Split System Heating
- Ducted Heating
- Remote Garage
- Secure Parking
- Balcony
- Deck
- Outdoor Entertaining
- Shed
- Workshop
- Fully Fenced
- Built In Robes
- Dishwasher

## Property Location



## Key Documents

[Form R3](#)

# Make an Offer

[Offer Form](#)

## **Please Note**

An offer form is not a contract of sale document. An offer may be withdrawn at anytime before signing the contract of sale. Contracts of sale are also subject to a 2 day cooling off period (exercisable by the purchaser) under section 5 of the Land and business (Sale & Conveyancing) Act 1994.



## Thank you

Thank you for viewing the property at 1 Playford Court Hillbank. If you feel this home is right for you and you would like to make an offer or if you have any questions regarding the buying process please don't hesitate to contact me.

If this property is not quite what you're looking for go to the **Buyer Registration** tab and complete the details - that way we can tailor our property search to your exact needs and alert you as soon as suitable properties become available, if not already.

Again, thank you for viewing this property.

Kind regards,

Sharryn Noonan  
Sales Consultant  
08 8523 4111  
[sharryn@firstnationalgawler.com.au](mailto:sharryn@firstnationalgawler.com.au)

## Buyers Registration

Would you like to know about our newest listings before everyone else?

Great! We want you to be first to know too.

Give us your wish list and we'll make sure that you receive VIP alerts the moment we begin marketing. If your search criteria changes, just update our system whenever you like.

Putting you in control is just another way that 'We put you first'.

Let us know what you're looking for by completing the form below and we'll be sure to let you know the instant we list a property matching your criteria.

- |   |   |
|---|---|
| <input type="checkbox"/> All                    |   |
| <input type="checkbox"/> Acreage/ Lifestyle     | <input type="checkbox"/> Duplex/ Semi-Detached  |
| <input type="checkbox"/> House                  | <input type="checkbox"/> Townhouse              |
| <input type="checkbox"/> Unit                   | <input type="checkbox"/> Vacant Land            |
|   |   |
| <input type="checkbox"/> All                    |   |
| <input type="checkbox"/> Post Codes 5118 & 5116 | <input type="checkbox"/> Post Codes 5114 & 5115 |

