



**SOLD**

**SOLD IN 1 WEEK BY AGGIE SERAFIN!**

DO YOU NEED HELP SELLING YOUR HOME?

AGGIE SERAFIN 0431 171 409

What a sensational opportunity 43 Hilltop Avenue, Felixstow represents! Surrounded by other quality homes on a tree-lined street and 10 min to CBD, this 3 br 1970 Circa, solid brick home has endless possibilities at hand. Set on a spacious block of land, with a wide frontage, it will please any astute buyer. First time on the market, this well-presented family home is a rare find.

Conveniently located at the heart of Felixstow and near the River Torrens Felixstow Reserve and Linnear Park, it provides a fantastic opportunity to place your family amongst nature, yet so close to everything.

A spacious approx.619m2 block with a generous approx.18.6m2 frontage and approx.31.1m2 deep, it is the perfect place to plan for the future. With an option to suit many property pursuits, grab your chance to build your dream home (STCC), upsize, downsize, renovate, develop (STCC), extend or invest. No Easements on the property is a big plus as well.

This opportunity is a smart buy in anyone's language being situated in a high-growth area that is on the radar of every savvy buyer. It offers the discerning buyer a rare opportunity to acquire a solid brick home in a superb location with a wide frontage, no Easements and a generous outdoor area with room to move.

Most would know that Felixstow is one of the last inner Eastern suburbs locales where large parcels of land are still within reach, so don't delay before your dream block becomes someone else's home.

The location is simply superb. Gorgeous views, quiet and friendly neighbourhood with easy access to a wide range of convenient amenities, services and attractions. Schools, pubs, hotels, restaurants, sporting facilities, public transport, parks, reserves and walking trails, all highlight what makes this such a great place to live. What a wonderful, convenient place to raise a family, start a family, wind down or retire.

You will be spoilt for choice with outdoor activities, relaxing walks around the park, and local

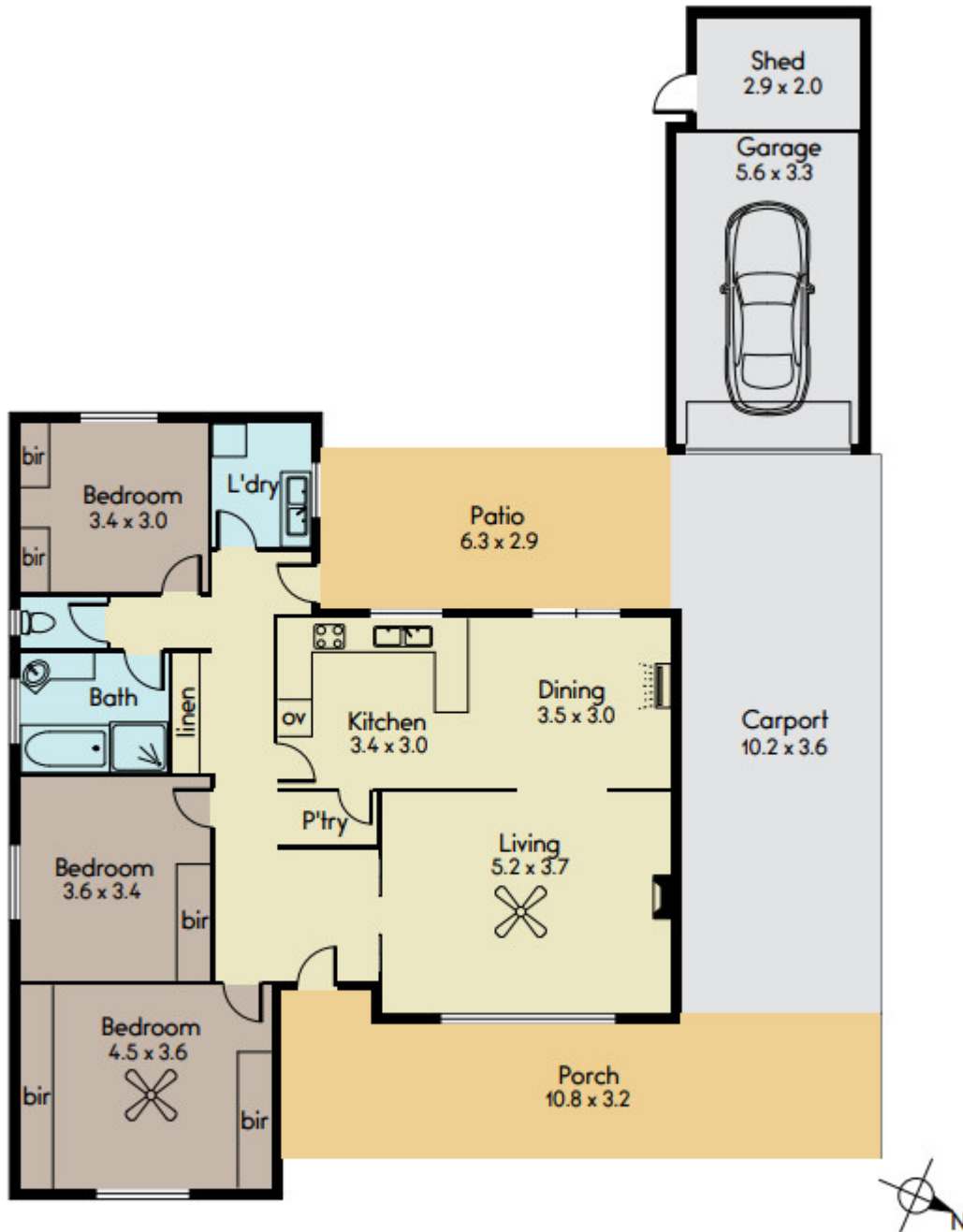
**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$1,170,000

**OPEN FOR INSPECTION:**  
N/A



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Living:	115.31SQ.M
Garage/Shed:	24.48SQ.M
Carport:	36.67SQ.M
Porch :	19.17SQ.M
Patio :	18.46SQ.M
<b>TOTAL:</b>	<b>214.09 SQ.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.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.