



21 Johnsvie Terrace, Hillcrest

Superbly located for Hillcrest schools, and attractively priced for the ever-popular area, this property is an ideal prospect for a young family wanting to future-proof their children's education. All levels of education, from pre-school to tertiary, are in the vicinity. A quality offer for the price and locale, the 1950s three bedroom weatherboard home has been double glazed, contains two heat pumps, insulation and a woodburner, all of which promote a warm, comfy and dry living environment conducive to a family's well-being. Open plan living eases onto a large sunny deck with built-in seating and elevated views across the leafy urban landscape. The seamless indoor-outdoor flow is especially suited to summer entertaining. Plenty of off-street parking complements the single garage, which has potential for office use or a home-based business. The 834m² section provides kids with lots of outdoor space to run about and opportunities for more landscape development, if desired. Family weekends can be spent in nearby Hamilton Gardens and Hammond Park. The park, which runs along the river bank, has swimming spots, play equipment, a boardwalk, and one of the last remnants of native bush left in the Hamilton Basin. The bush is full of native flora and fauna. City and inter-city commuters will appreciate the close proximity to State Highway 1 and with shops, supermarket, eateries, medical and library in walking distance, Johnsvie Terrace is hard to rival for family convenience.

Land area	835 m ²
Floor size	112 m ²
Rates	\$2,822.00

