



9 Hilton Street, Angle Park

AFFORDABLE, SOLID BRICK HOME ON 430sqm (APPROX) LAND

Best Offers By Tuesday 14th April @ 5pm (USP)

Why rent when you can buy your own home or an outstanding investment property.

This lovingly maintained family home offers three bedrooms, formal lounge and large, modern eat-in-kitchen. The décor is very neat and neutral and simply just ready for any family to move in and enjoy "as is" without having to spend a cent. Of course, once the home is yours you can use your imagination to transform the property into your own style—but you don't have to.

Enviably located walking distance to local facilities, including The Parks Community Centre, schools, local shopping and a choice of international restaurants, whilst just minutes to public transport and easy vehicle access to the Northern Express Way and South Road corridor.

The garden has always been a pride of the previous owner and offers

3  2  5 

FOR SALE

Best Offers | \$720K (USP)

VIEW

Sat 28th Mar @ 1:00PM - 1:30PM

AGENTS

Mila Inat
0411 641 120
milai@ljmw.com.au

AGENCY

LJ Hooker Mile End | Woodville
(08) 8352 7111

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



you pretty flower beds and lush green lawn —ideal for outdoor entertainment and for children and pets to enjoy.

Parking facilities are superior with a large lock up garage and deep carport for up to 3 vehicles. This space is ideal for the home handyman and/or builder, or tradesperson needing space for a number of vehicles and doubles as an extensive outdoor under cover space.

The property is very secure with security screens and/or roller shutters to windows. Offering summer relief with the solid brick construction and with ducted evaporative air-conditioning.

If you are on a budget do not hesitate to inspect and make this opportunity your home.

For further information or to inspect the property please contact listing agent and Western suburbs specialist, Mila Inat of LJ Hooker Mile End & Woodville on 0411 641 120 —7 days a week.

Specifications

Title: Torrens Title
Year built: TBC
Land size: 430sqm (approx)
Council: Port Adelaide Enfield
Council rates: \$1,124.80pa (approx)
ESL: TBC
SA Water & Sewer supply: \$176.30pq (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

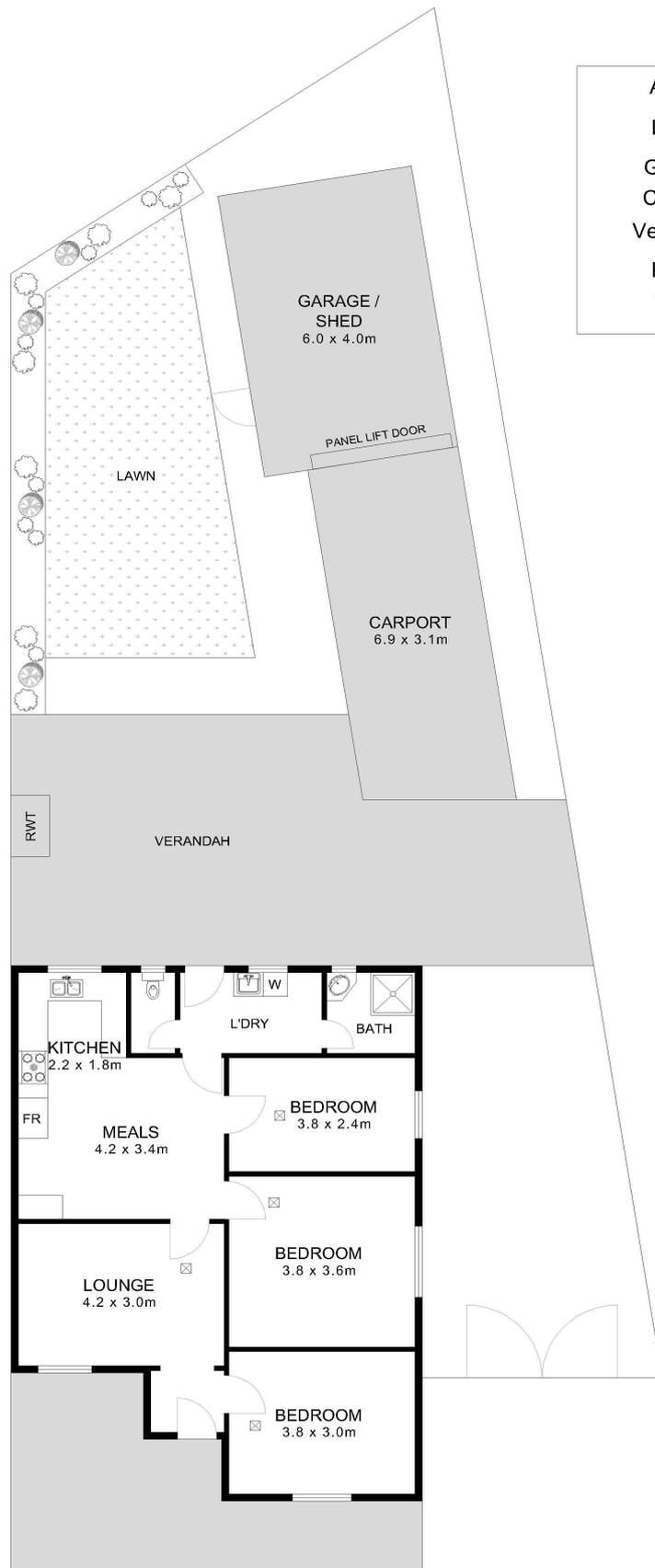
MORE DETAILS

Property ID	YAQHDM
Property Type	House
Land Area	430 m2
Including	Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Window Treatments

Mila Inat 0411 641 120
Sales Executive | milai@ljmw.com.au

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Approx Gross
Living = 80m ²
Garage = 24m ²
Carport = 23m ²
Verandah = 53m ²
Porch = 22m ²
Total = 202m ²

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For illustrative purposes only. All measurements are approximate.
Andrew Waters Photography