

9/56a Hillier Road, Evanston

NEAT & TIDY HOME IN HILLIER GROVE

Inspection via appointment

Offering a comfortable blend of practical living, low-maintenance appeal and investment potential, 9/56A Hillier Road, Evanston is a well-maintained home that presents an excellent opportunity for investors or those looking to secure a quality property for the long term. Built in 2007 and positioned within the esteemed 'Hillier Grove' community title development, the home provides a functional and inviting layout with plenty of space, while its established tenancy makes it an appealing proposition for those looking to add a solid property to their portfolio.

Inside, the home offers a welcoming open-plan arrangement centred around the kitchen, dining and family areas, creating a practical space for everyday life and entertaining. The thoughtful floorplan provides three bedrooms, a two-way bathroom and excellent vehicle accommodation, with the added benefit of drive-through access from the double garage to the rear. Well maintained and presented in good condition, this is a fantastic opportunity in a convenient Evanston location.

3 1 2

FOR SALE
\$630,000 - \$649,000

VIEW
Sat 3rd Oct @ 9:30AM - 10:00AM

AGENTS
Matthew Nudo
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matthewn@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists Gawler |
Barossa
(08) 8522 3311

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.

LJ Hooker

Property Features:

- Three well-proportioned bedrooms.
- Master bedroom featuring a walk-in robe.
- Bedrooms two and three complete with built-in robes.
- Two-way bathroom with direct access from the master bedroom and hallway.
- Open-plan kitchen, dining and family living area.
- Separate laundry.
- Ducted evaporative cooling throughout.
- Split-system heating to the family room.
- Double garage with roller door.
- Additional rear garage roller door providing convenient drive-through access.
- Well-maintained and presented in good condition.
- Low-maintenance design.
- Community title property.
- Excellent investment opportunity with an established tenancy until early 2027.
- Appealing long-term opportunity for future owner-occupiers.
- Practical and versatile floorplan.
- High quality window treatments & surface materials throughout.

Conveniently positioned in Evanston, the property is within easy reach of local schools, shopping facilities, parks, sporting grounds and public transport options, while the nearby Gawler precinct provides further shopping, dining and essential services. With major roads also closely accessible, the location offers convenient connections throughout the northern suburbs and towards Adelaide.

Whether you're looking to add to your investment portfolio or plan ahead for your future home, 9/56A Hillier Road, Evanston is an opportunity that should not be overlooked!

For further information or to register your interest, please contact Matthew Nudo on 0497 804 034 today.

CT / 5927/262

Land Size / 317sqm (approx.)

Internal Living / 146sqm (approx.)

Year Built / 2007

Community Title

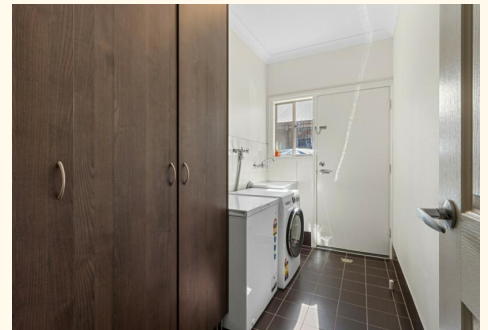
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MORE DETAILS

Property ID	1W8XG54
Property Type	House
House Size	146 m2
Land Area	317 m2
Including	Air Conditioning
	Ducted Cooling
	Evaporative Cooling
	Dishwasher
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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9/56a Hillier Road,
EVANSTON



Living:	115.305Q.M
Porch:	1.445Q.M
Garage:	38.615Q.M
TOTAL:	155.355Q.M

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.