






63 Hill Street, Gawler South

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A Solidly Built Home Full of 1950s Character

This classic 1955 home has stood the test of time, exuding charm and character. Boasting three generous bedrooms with high ceilings, plus a fourth bedroom or versatile work-from-home space, this property offers ample room for a growing family or creative uses.

Step inside to a light-filled, warm formal lounge with a wide entrance perfect for gatherings. The kitchen features overhead cabinetry, pantry storage, and a meals area that flows seamlessly into a fully enclosed sunroom, currently utilised as the fourth bedroom. A large laundry and separate toilet complete the practical layout, while the main bathroom reflects the home's 1950s charm. Comfort is assured with split-system heating and cooling throughout.

Set on a generous 810sqm flat block with a 20m frontage and 40m depth, the property offers room for a shed, pool, or additional vehicle/caravan storage. Recent additions include a newly built double carport with drive-through access. Other features include a rainwater tank for garden use.

The home has been freshly updated for the new owners, with internal painting, external window and porch painting, new carpets in all

FOR SALE
\$660,000 - \$700,000

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

bedrooms, and floating flooring in the hallway and kitchen/meals area, providing a move-in-ready opportunity.

Perfectly positioned for first-home buyers or savvy investors, this property combines classic 1950s appeal with modern conveniences and the freedom to add your personal touches. Located close to local amenities, shopping, cafes, and Gawler Train Station, it's an easy stroll in this ever-popular area, offering both charm and lifestyle in equal measure.

- Built: 1955
- Living Area: 165sqm
- CT: 5691/197
- Council: Gawler
- Easements: Nil

For any further information, or to make a time to inspect, please contact Darren Hutton on 0408 086 249.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733

MORE DETAILS

Property ID	1VUMG54
Property Type	House
House Size	165 m2
Land Area	810 m2
Including	Air Conditioning Fire Place Outdoor Entertaining Secure Parking Water Tank

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SITE PLAN
NOT TO SCALE

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