



1 Black Top Road, Hillbank

## Opportunity Knocks

Auction Location: 1 Black Top Road, Hillbank SA 5112

Set on a generous easement free allotment of approximately 870sqm, this 1963 built 3-bedroom home comes to the market for the first time. Whether you are looking for a family home, investment property or perhaps a development opportunity (STCC) this property ticks all the boxes.




### Features:

- Three bedrooms all with built-in-robos
- Large formal lounge
- Dining room with direct access to outdoor entertaining area
- Modern kitchen with ample storage space
- Tidy bathroom
- Ducted gas heating and ducted evaporative cooling
- Electric roller shutters for added security
- Solar panels
- External games room with wall mounted air conditioning
- Study
- Corner easement free allotment

Close to all the amenities you require, don't hesitate, enquire today!

Current rental appraisal available on request.

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.

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### AUCTION

Sat 23rd May @ 12:00PM

### VIEW

Sat 9th May @ 12:00PM - 12:30PM

### AGENTS

Bruno Caporella  
0439 679 020  
brunoc@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660



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 208516

## MORE DETAILS

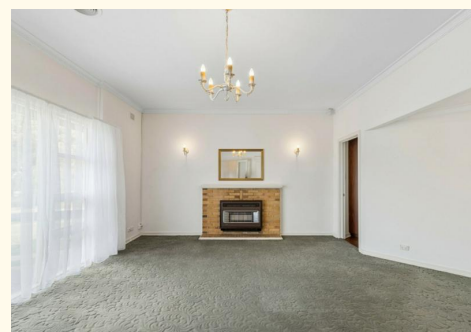
Property ID	2DBZGJU
Property Type	House
House Size	159 m2
Land Area	870 m2
Including	Study Evaporative Cooling Outdoor Entertaining Floorboards Built-in-Robes Solar Panels

**Bruno Caporella 0439 679 020**

Sales Specialist | [brunoc@ljhsales.com.au](mailto:brunoc@ljhsales.com.au)

**LJ Hooker Property Specialists (08) 8289 6660**

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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