



3 Annette Road, Hillbank

Rare Opportunity!




Perfectly positioned on 910m² (approx.) corner allotment, this 1960's built home presents a rare opportunity to maintain, subdivide (subject to planning consent) or renovate to suit your style.

With a generous frontage of 37.19m (approx.) & no registered easements or encumbrances, your opportunities with this property are aplenty.

Features include-

- 3 double bedrooms.
- Built-in robes to all bedrooms.
- Centrally located main bathroom with separate toilet.
- Generous open plan living/ dining room.
- Practical kitchen with plenty of storage.
- Ducted cooling as well as gas heater.
- Solid timber flooring & mid century features throughout.
- Undercover outdoor entertaining areas.
- High clearance carport & plenty of off-street parking.
- Solid garage/ workshop with concrete floor & power.
- Spacious rear yard & well-maintained gardens.

With so much on offer, this property is sure to be in high demand. For any further information, please contact Jared Lund on 0433 762 225.

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FOR SALE

\$725,000-\$775,000

VIEW

Sat 20th Jun @ 1:00PM - 1:30PM

AGENTS

Jared Lund
0433 762 225
jaredl@ljhsales.com.au

Matthew Nudo
0497 804 034
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

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	1W39G54
Property Type	House
House Size	161 m2
Land Area	910 m2
Including	Air Conditioning Ducted Cooling Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced

Jared Lund 0433 762 225

Managing Director | Sales Specialist | jaredl@ljhsales.com.au

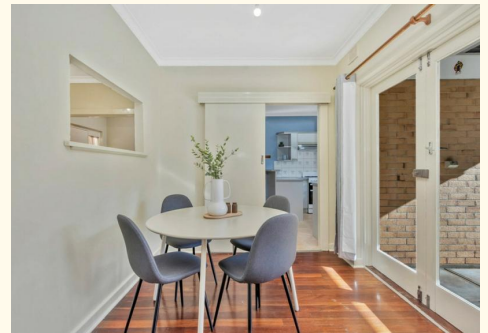
Matthew Nudo 0497 804 034

Sales Specialist | matthewn@ljhsales.com.au

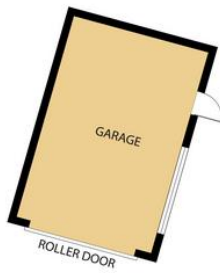
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26 Adelaide Road, GAWLER SA 5118

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3 Annette Road,
HILLBANK



Living:	131.89SQM
Carport:	32.00SQM
Garage:	24.23SQM
Porch/Verandah:	62.73SQM
TOTAL:	250.85SQM

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