

## Hilton, 11 Mallen Street

Executive Living an Arms Reach from the CBD



Offering flexible executive living, perfect for many buyers looking to upsize or downsize, or perhaps an investment opportunity, this low maintenance home could be the one you've been looking for!

Boasting a good sized living room with large windows and a ceiling fan. The kitchen is modern and features plenty of cupboard space including a walk in pantry, a dishwasher and gas cooktop. The meals area adjacent offers direct access to the undercover entertaining area.

Located at the front of the home, the master bedroom has a glorious bay window, walk-in wardrobe and updated ensuite. The remaining two bedrooms are fitted with ceiling fans. Central to the bedrooms, the bathroom includes a bathtub, and separate WC. The laundry features a linen cupboard for storage, plus backyard access.

**For Sale**  
\$825,000

**View**  
[ljhooker.com.au/CP4HDM](http://ljhooker.com.au/CP4HDM)

**Contact**  
**Thanasi Mantopoulos**  
0421 188 498  
thanasi@ljhooker.me  
**Symeon Eftimiou**  
08 8352 7111  
symeon@ljhooker.me



**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

**Disclaimer:** 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.

Outside, the gardens are simple and easy to look after, perfect for busy families or professionals. A large verandah offers the ideal space for entertaining with family and friends, or even creates an additional living space. Ample off-street parking is available including a drive through carport and driveway space.

#### Key Features

- Living room with large windows and ceiling fan
- Kitchen boasts walk in pantry, dishwasher and gas cooktop
- Dining room adjacent with access to the entertaining area
- Master bedroom features a walk in wardrobe and ensuite
- Ceiling fans to all bedrooms
- Bathroom includes a bathtub, plus a separate WC
- Laundry has convenient storage and backyard access
- Large verandah, perfect for entertaining
- Simple gardens
- Drive through carport and driveway parking
- Fully fenced property, ideal for children and pets
- Easy care floating floors and tiles throughout the home
- Ducted evaporative cooling and gas heating
- Solar panels
- Roller shutters fitted to front windows

#### Specifications

Title: Torrens Titled

Year built: c1991

Land size: 304sqm (approx)

Council: City of West Torrens

Council rates: \$1,329.60pa (approx)

ESL: \$147.00pa (approx)

SA Water & Sewer supply: \$182.79 (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



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## More About this Property

<b>Property ID</b>	CP4HDM
<b>Property Type</b>	House
<b>Land Area</b>	304 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport

**Thanasi Mantopoulos 0421 188 498**

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

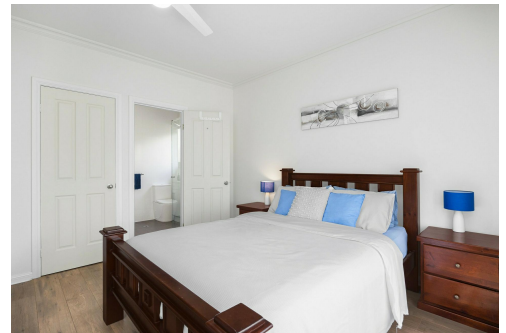
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206A Henley Beach Road, TORRENSVILLE SA 5031

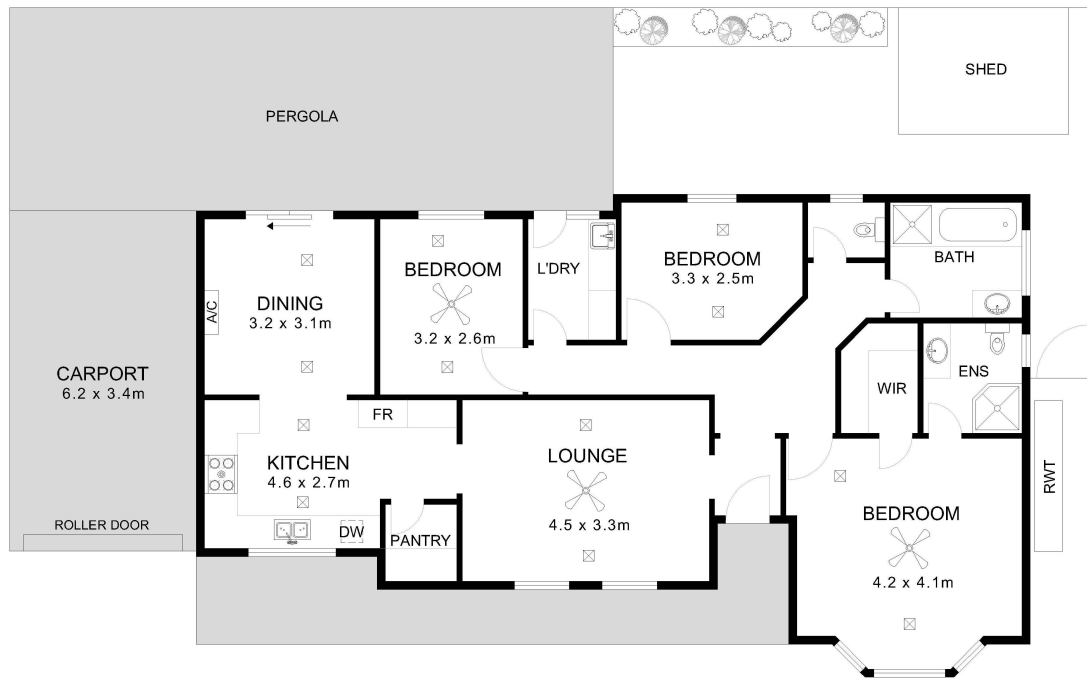
[mileendwoodville.ljhooker.com.au](http://mileendwoodville.ljhooker.com.au) | [admin@ljhookermileend.com.au](mailto:admin@ljhookermileend.com.au)



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Approx Gross
Living = 102m <sup>2</sup>
Carport = 21m <sup>2</sup>
Pergola = 41m <sup>2</sup>
Porch = 14m <sup>2</sup>
Total = 178m <sup>2</sup>

**11 Mallen Street Hilton**  
 For illustrative purposes only. All measurements are approximate.  
 Andrew Waters Photography