



## Hilton, 20 Washington Street

A Perfect Blend of Elegance, Comfort and Functionality

Step through double doors into a spacious and inviting living room, with large windows flooding the room with natural light. The formal dining room offers flexibility to be used as a home office, and leads through to the kitchen.

The kitchen is both stylish and practical, offering generous bench and cupboard space, plus a dishwasher and electric cooktop. Nearby, a cosy bedroom features built-in wardrobes and its own access to the front porch —ideal for guests or multigenerational living. The laundry and downstairs bathroom are off the main hallway, plus an eye catching bar nook complete with glass shelving.

At the rear of the home, a spacious family room boasts a vaulted ceiling, split system AC, and plantation shutters, and overlooks the backyard, it's a perfect haven for relaxing or gathering with family and friends. A sliding door opens out to the pergola and backyard, seamlessly blending indoor and outdoor living.



**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.

**SOLD**



**For Sale**  
\$1,165,000

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

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

Upstairs, you'll find three well-proportioned bedrooms, two of which offer private balcony access —perfect for enjoying your morning coffee. Two of the bedrooms also feature generous walk-in wardrobes. The upstairs bathroom is a sanctuary in itself, complete with a luxurious spa bath and ample storage space.

Outside the backyard features a raised deck, lush lawn, and a dedicated BBQ area — perfect for entertaining. A practical shed offers extra storage, keeping your space tidy or can be used as a studio.

Nestled in the highly desirable suburb of Hilton, bordering Mile End and Richmond, this home offers convenient access to the CBD and is just a short walk from local shops, cafes, and a diverse selection of popular restaurants. Two nearby bus routes are only a brief stroll away. The property is also located within the sought-after school zones for Adelaide High and Adelaide Botanic High, with several top-quality primary schools close at hand.

### Key Features

- Formal living room at the front of the home
- High quality polished floors
- Flexible dining or home office space
- Kitchen features ample bench and cupboard space, dishwasher and electric cooktop
- Second living area at the rear of the home with a vaulted roof and split system AC
- Laundry, bathroom and bar nook off the downstairs hallway
- Three bedrooms upstairs, two with walk-in wardrobes
- Balcony accessible from two of the bedrooms, spans the length of the home
- Upstairs bathroom includes a spa bath and ample storage
- Entertainers back yard, includes a raised deck and BBQ area
- Off-street parking for 2 vehicles
- Roller shutters on select windows
- Security system, 3KW Solar panels and solar hot water
- Ducted evaporative air conditioning to bedrooms upstairs

### Specifications

Title: Torrens Title

Year built: c1985

Land size: 393sqm (approx)

Council: City of West Torrens

Council rates: \$1,666.95pa (approx)

ESL: \$171.60pa (approx)

SA Water & Sewer supply: \$209.22pq (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



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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

## More About this Property

<b>Property ID</b>	XHBHDM
<b>Property Type</b>	House
<b>Land Area</b>	393 m2
<b>Including</b>	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

**Thanasi Mantopoulos 0421 188 498**

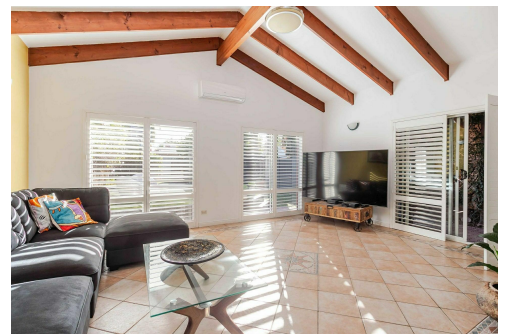
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