



Hilton, 38 Milner Road

Pleasant Character Home in Prized School Zoning

Featuring high ceilings and many original features throughout, this pleasant character home is just an arms length away from local amenities, making this an ideal first home, downsizer or investment - all while being positioned within the Adelaide High and Adelaide Botanic High School Zones.

Boasting a spacious lounge room at the front of the home, fitted with a fireplace. The two bedrooms are of good size, one fitted with wardrobes.

The kitchen provides plenty of cupboard and bench space, a free-standing gas cooktop, dishwasher and a split system air conditioner. The bathroom home features colourful tiles, a bathtub and separate WC, and the laundry/sunroom overlooking the backyard offers storage

Outside, the undercover entertaining area is ideal for enjoying time with friends and family.



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.

2 1 3

For Sale
\$1,015,000

View
ljhooker.com.au/X06HDM

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LJ Hooker Mile End | Woodville
(08) 8352 7111

The yards are well kept and spacious, while still allowing plenty of room for adding your own personal touches. The home features plenty of off-street parking including a drive through carport and garage/garden shed.

Conveniently close to Sir Donald Bradman Drive, for easy access in and out of the CBD. Hilton shopping centre within walking distance and bustling cafes and restaurants within arms reach. Harbour Town just down the road for weekend shopping trips, or spend the weekends exploring the local beaches or adventure playgrounds at West Beach.

Key Features

- Spacious lounge room at the front of the home
- Two oversized bedrooms
- Eat in kitchen with dishwasher, gas cooktop and air conditioning
- Bathroom fitted with bathtub and separate WC
- Laundry/sunroom at the back of the house with storage
- Undercover entertaining area
- Well kept gardens with plenty of space
- Ample off-street parking including a garage/garden shed

Specifications

Title: Torrens Titled

Year built: c1926

Land size: 673 sqm(approx)

Site dimensions: 14.93m x 45.11m

Council: City of West Torrens

Council rates: \$1,508.20pa (approx)

ESL: \$160pa (approx)

SA Water & Sewer supply: \$196.78pq (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

Property ID	X06HDM
Property Type	House
Land Area	673 m ²
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

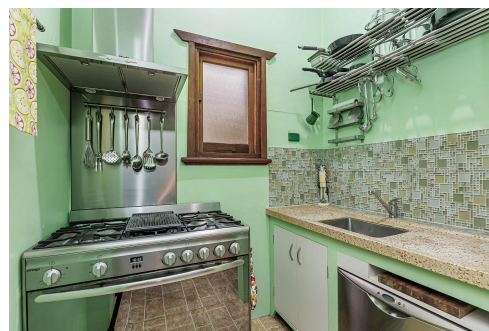
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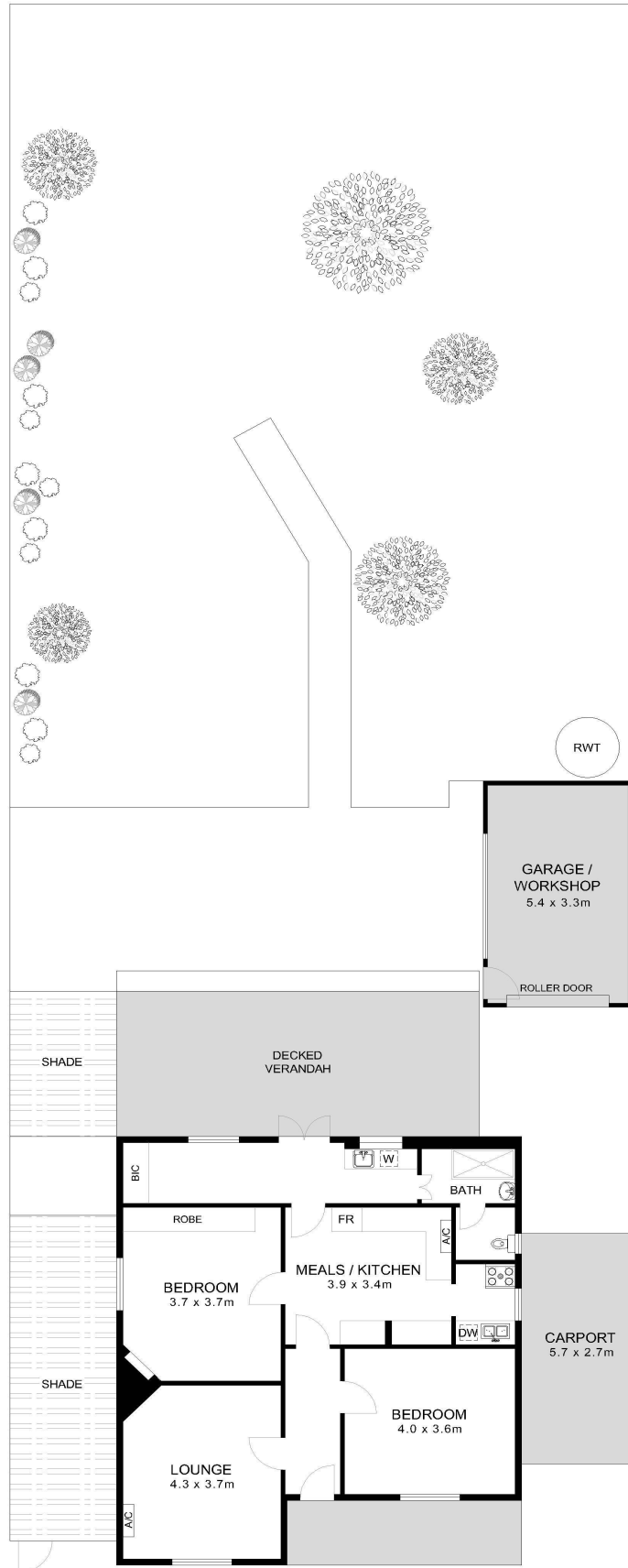
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Approx Gross
 Living = 85m²
 Garage = 18m²
 Carport = 15m²
 Verandah = 31m²
 Porch = 9m²
 Total = 158m²

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For Illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography