



Hilton, 1/9 Halifax Street

Sublime Homette in Sought After School Zone

Positioned within a group of only two, this spacious home offers an ideal low maintenance lifestyle, without compromising on space.

At the front of the home, the spacious lounge room features a bay window that fills the room with natural light. A formal dining room leads through to the generous kitchen, which boasts plenty of storage and bench space, a dishwasher, electric cooktop and a skylight. Additional storage can be found in the hallway with a sizable linen cupboard.

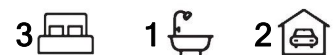
The home features three good sized bedrooms, all fitted with ceiling fans and built-in wardrobes. A central bathroom includes a bathtub plus a separate WC, while the laundry nearby has backyard access and offers plenty of space to add storage in the future.

The rear yard is easy to care for and provides an ideal space for entertaining with family and friends, or could be perfect for someone looking for a home without too much garden.



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
\$692,500

View
ljhooker.com.au/XJ2HDM

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LJ Hooker Mile End | Woodville
(08) 8352 7111

Off-street parking is available within a secure garage, which also features a workshop space.

Enjoy the convenience of being within walking distance to local cafés, restaurants, and shops for your weekly grocery run. Just a short stroll away, West Torrens Memorial Gardens offers a relaxing green space with a playground for the kids. Around the corner, the West Torrens Civic Centre features a local library and a variety of community facilities. Only 10 minutes to the CBD, or take Sir Donald Bradman Drive to reach Henley Square and the stunning coastline for a beachside escape. Positioned within the sought after Adelaide High and Adelaide Botanic High School zones.

Key Features

- Lounge room at the front of the home features a bay window
- Formal dining room
- Spacious kitchen boasting ample bench and storage space, a dishwasher and electric cooktop
- Linen cupboard storage in the hallway
- All three bedrooms feature ceiling fans and built-in wardrobes
- Bathroom features a bathtub, plus a separate WC
- Laundry has backyard access
- Undercover entertaining area
- Secure garage parking plus a workshop space
- Easy care floating floorboards throughout the home
- Roller shutters fitted to windows
- Ducted reverse cycle air conditioning
- Zoned for Adelaide High and Adelaide Botanic High Schools

Specifications

Title: Strata Title

Year built: c1983

Land Size: 368sqm (approx)

Council: City of West Torrens

Council rates: \$1,170.20pa (approx)

ESL: \$133.95pa (approx)

SA Water & Sewer supply: \$168.79pq (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	XJ2HDM
Property Type	Unit
Land Area	368 m2
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

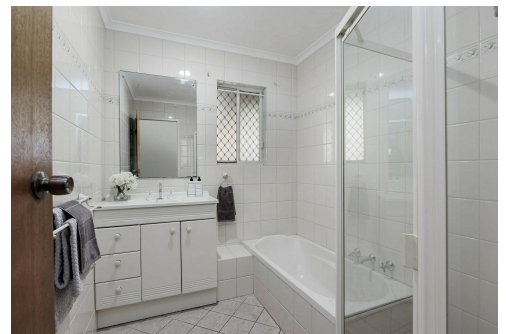
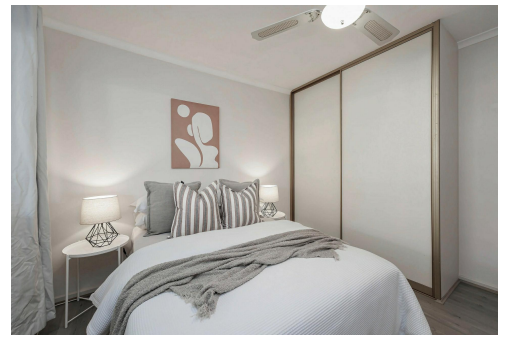
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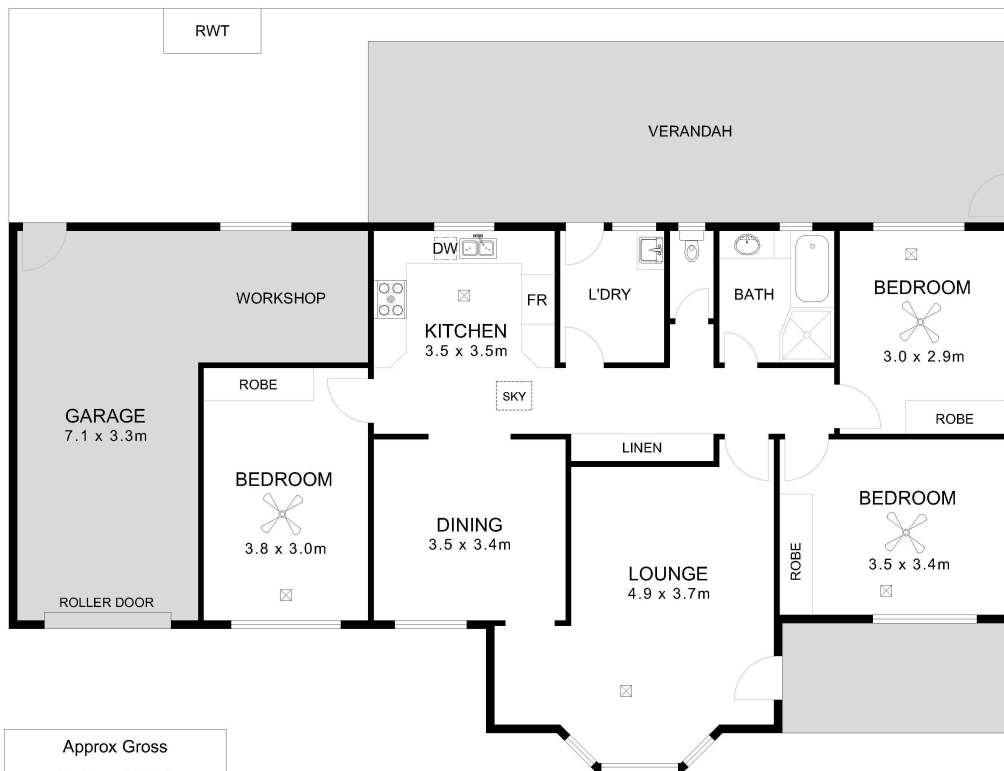
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Approx Gross
 Living = 107m²
 Garage = 31m²
 Verandah = 39m²
 Porch = 8m²
 Total = 185m²

1/9 Halifax Street Hilton
 For Illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography