5/1A Hill Street, Mount Barker

Fantastic opportunity in a convenient & peaceful location!

Perfectly positioned within a quiet group setting, this neat & well-maintained unit presents an exciting opportunity for first home buyers, downsizers or savvy investors alike. Offering a functional floorplan, updated kitchen and spacious outdoor area, this charming residence combines low maintenance living with comfort & convenience. Located just moments from the heart of Mount Barker, a range of local shops, cafes, schools & amenities are all within easy reach!

Property Features:

- 2 well-sized bedrooms with built-in robes.
- Main bathroom centrally located and well presented.
- Updated kitchen with ample cabinetry, bench space & appliance options.
- Spacious living & dining area filled with natural light.
- Split system heating & cooling for year-round comfort.
- Ceiling fans in bedrooms 1 & 2.
- Separate laundry with additional toilet & external access.
- Sizeable and low maintenance rear yard.
- Side access for added practicality.
- Single carport accommodation.
- Convenient street positioning within a friendly "primary community

2 1 1

FOR SALE
$549,000 - $599,000

AGENTS
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

plan" arrangement.
- Fantastic opportunity for first home buyers, downsizers or investors.

Situated within close proximity to Mount Barker Central, local cafes, parks, public transport & quality schooling options. Easy access to the South Eastern Freeway allows for a convenient commute to the Adelaide CBD in approximately 35 minutes.

If you are interested in this exciting opportunity, please contact Matthew Nudo on 0497 804 034 for any enquiries or to register your interest.

CT / 6298/846
Land Size / 217m2 (approx.)
Internal Living / 92m2 (approx.)
Year Built / 1985

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	1W1YG54
Property Type	Unit
Including	Toilets (2)

Matthew Nudo 0497 804 034
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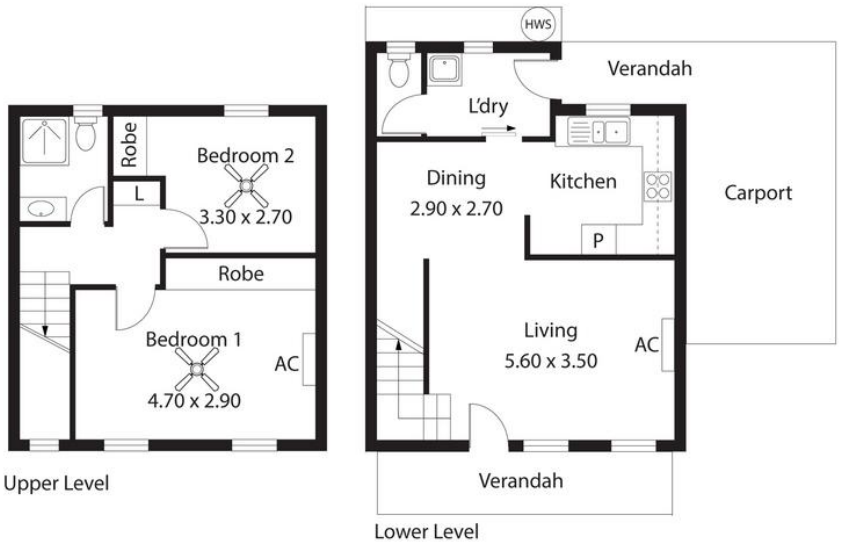
5/1A Hill Street,
MOUNT BARKER



Living:	89.60SQ.M
Verandah/Carport:	20.63SQ.M
TOTAL:	**110.23SQ.M**

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

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