



Richmond, 4 Hill Place

Solid Brick Home on Generous 824sqm* Allotment

Positioned on a quiet no through road, this delightful brick residence is bursting with potential —ideal for first-home buyers, savvy investors, or those exploring redevelopment opportunities (STPC). There's something here to suit every buyer.

This much loved home features a sunlit lounge room which includes built-in cupboards along the wall, and leads through to the eat-in kitchen which boasts ample bench and storage space, a gas cooktop and a split system air conditioner.

The three bedrooms all feature ceiling fans, and one includes built-in storage. The centrally located bathroom features a bathtub and a separate WC, while the laundry features storage and back yard access.

Heading outside, the entertaining area has been enclosed to ensure you can entertain all year round, and includes an outdoor workspace/kitchen. The gardens have established



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SOLD



For Sale
\$1,000,000

View
ljhooker.com.au/XJ8HDM

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fruit trees, and plenty of garden beds to transform. A large garage offers plenty of off-street parking space.

Richmond offers unbeatable convenience with the CBD just a 15 minute drive away, plus easy access to local shopping and cafes at Hilton Plaza. Enjoy weekends cheering on the West Adelaide Football Club or browsing the retail haven of nearby Harbour Town. The suburb is also well-serviced by quality education options, zoned for Adelaide High and Adelaide Botanic High Schools, and close to Cowandilla and Richmond Primary Schools.

Key Features

- Sunlit lounge at the front of the home with built-in cupboards
- Eat in kitchen with ample storage, gas cooktop and split system AC
- Three bedrooms with ceiling fans, one with built-in wardrobes
- Bathroom includes a bathtub and separate WC
- Laundry with outdoor access
- Enclosed entertaining area with work bench/kitchen
- Spacious gardens with established fruit trees and room for transformation
- Large garage and driveway for off-street parking
- Zoned for Adelaide High and Adelaide Botanic High Schools

Specifications

Title: Torrens Title

Year built: c1966

Land size: 824sqm (approx)

Council: City of West Torrens

Council rates: \$1,686.80pa (approx)

ESL: \$173.50pa (approx)

SA Water & Sewer supply: \$210.78pq (approx)

(STPC) Subject To Planning Consent

*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	XJ8HDM
Property Type	House
Land Area	824 m2
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

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