

**29 Hillier Road, Evanston, SA 5116**



**House For Sale**

Thursday, 15 February 2024

29 Hillier Road, Evanston, SA 5116

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 10**

**Area: 1 m2**

**Type: House**



Michael Dittmar  
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## Auction Online | Unless Sold Prior

Michael Dittmar & Lee Thomas are proud to present 29 Hillier Road, Evanston! A historic 1900's residence nestled in the heart of Evanston. This inviting 3 bedroom, 1 bathroom property offers sleek and stylish comfort and convenience for families looking to settle into a serene suburban neighbourhood. Step inside to discover a spacious interior, providing ample space for the whole family to enjoy. Bedrooms 1 and 2 are located at the front of the property, with large, light-filled windows offering plenty of natural light; they offer privacy and serenity with their generous size. Gather with loved ones in the cosy living area, where you can relax by the fireplace on chilly evenings or enjoy the abundance of natural light streaming through the windows during the day or enjoy serene afternoons in the sunroom at the rear of the property. The heart of the home is with the well appointed newly installed kitchen which features an abundance of storage space, chef quality smeg stainless steel appliances and stunning marble bench tops, perfect for meal preparation. It'll be a breeze when entertaining friends and family with the open plan kitchen, dining with easy access to the undercover outdoor entertainment area. Step outside into the large backyard, where landscaping creates a tranquil retreat perfect for outdoor activities and gatherings. This easy to maintain space overlooks the rolling fields featuring generously sized lawn, space for a children's play area and fire pit space you'll be the envy of friends all year round. Located in the family friendly and sought after neighbourhood of Evanston you've got the convenience of restaurants, parks, schools, shopping centres at your fingertips. Surrounding suburbs are easily accessible with only a 5 minute drive to Gawler or hop on the local public transport. Connecting to Adelaide is a breeze in 25 minutes with the Northern Expressway. Features:

- Lounge room features hardwood floors and high, pressed metal ceilings which have been uniquely crafted in every room, a trademark of this historic building.
- Wood fire combustion heater in the lounge and ducted evaporative cycle air conditioning throughout the house means you've got air comfort covered all year round.
- Additional mains gas heaters in the lounge room and sunroom.
- The kitchen features a smeg gas cooktop and electric oven, great for those who enjoy creating culinary delights and an inbuilt dishwasher.
- Bathroom features a bath and shower combination and separate toilet for convenience.
- Bedrooms are generously sized and has a standout feature of original fireplace (no longer in use)
- The sunroom can be converted into an additional bedroom or living space.
- Backyard features mature trees and extends further back making it the ideal space for car enthusiasts or those who enjoy motorbiking.
- Undercover verandah is the ideal space for entertaining friends and family.
- Large shed is perfect for additional storage or the perfect place for car enthusiasts.
- Security alarm system comprised of 7 cameras and door camera with monitor.
- Highly sought after access to the rear of the property.
- 5KW solar installed.
- Dual driveway with space for approximately 6 vehicles undercover & space for an additional 4 cars.

More Info: Built - 1900 Land - 1.210ha (approx.) House - 162 sqm (approx.) Zoned - GN - General Neighbourhood \\ Council - GAWLER To register your interest please phone Michael Dittmar on 0451 670 631 or Lee Thomas on 0415 947 572. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you.\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. 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. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 284373