

35 Hillier Road, Evanston, SA 5116



House For Sale

Wednesday, 19 June 2024

35 Hillier Road, Evanston, SA 5116

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1207 m2

Type: House



Ross Whiston
0418643770



Sallyann Vivian
0419849168

Contact Agent

Ross Whiston and Sallyann Vivian proudly present 35 Hillier Road, Evanston. Embrace timeless elegance and modern comfort in this captivating character home, nestled on a generous allotment in the heart of Evanston. This charming residence seamlessly blends historical allure with contemporary conveniences, creating the perfect sanctuary for families and discerning buyers. Inside, the elegant entry hall sets a welcoming tone with its striking ceiling rose. The home offers three generous bedrooms, each thoughtfully designed to provide comfort and versatility. Bedroom two is enhanced with a ceiling fan, ensuring a pleasant and airy atmosphere. Bedroom three is equipped with a built-in desk and shelves, making it an ideal space for a home office or study nook. The main bedroom also provides ample space for various uses and features its own unique charm. The spacious lounge room serves as the heart of the home, combining comfort and style with a split system air conditioner, ceiling fan, and a charming combustion wood fire. The classic ceiling rose and decorative features create an inviting space perfect for relaxation and entertaining. The modern kitchen is a chef's delight, the light and airy space has ample storage and features a high-quality 900mm wide SMEG gas cooktop and electric oven, offering both functionality and flair. Year-round comfort is ensured with ducted evaporative cooling and ducted gas heating throughout the home, complemented by instant gas hot water for efficiency. Outside, the property truly shines with its expansive block, offering endless possibilities for outdoor living and future development. The large 6m x 12m shed is a standout feature, fully equipped with concrete flooring and power, and boasting a double automatic roller door-ideal for use as a workshop or for additional storage. Dual side access provides convenience for vehicles, trailers, or boats, while the irrigated front lawn maintains lush, green appeal. Adding to the home's modern benefits, a 5kW (approx.) solar system approximately, significantly reduces energy costs and supports sustainable living. Situated in a prime Evanston location, this home offers proximity to schools, parks, shopping, and transport, ensuring a lifestyle of ease and convenience. Year Built - 1900 (approx.) Wall Construction - Stone, Freestone Land Size - 1207m² (approx.) Floor Area - 115m² (approx.) Frontage - 33.10m (approx.) Solar System - 5kw (approx.) Zoning - GN - General Neighbourhood Local Council - Gawler Council Rates - \$580 pq (approx.) Water Rates - \$300pq (approx.) Estimated Rental Return - \$530.00-\$620.00 pw (approx.) Easement(s) - YES Encumbrance(s) - NO Sewerage - mains Don't miss this rare opportunity to own a piece of history with ample space and modern amenities, perfectly blending the charm of yesteryear with today's comforts. Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Ray White Gawler East RLA 327 615