



#### 4/2 Washington Street Hilton SA

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This comfy and tidy unit represents an outstanding opportunity for investors. Ideally located in a quiet street in the burgeoning suburb of Hilton, it's walking distance to funky cafes, restaurants, shops and public transport and just a five-minute drive to the city.

The unit has no common living walls, affording its occupant all the privacy of a freestanding house.

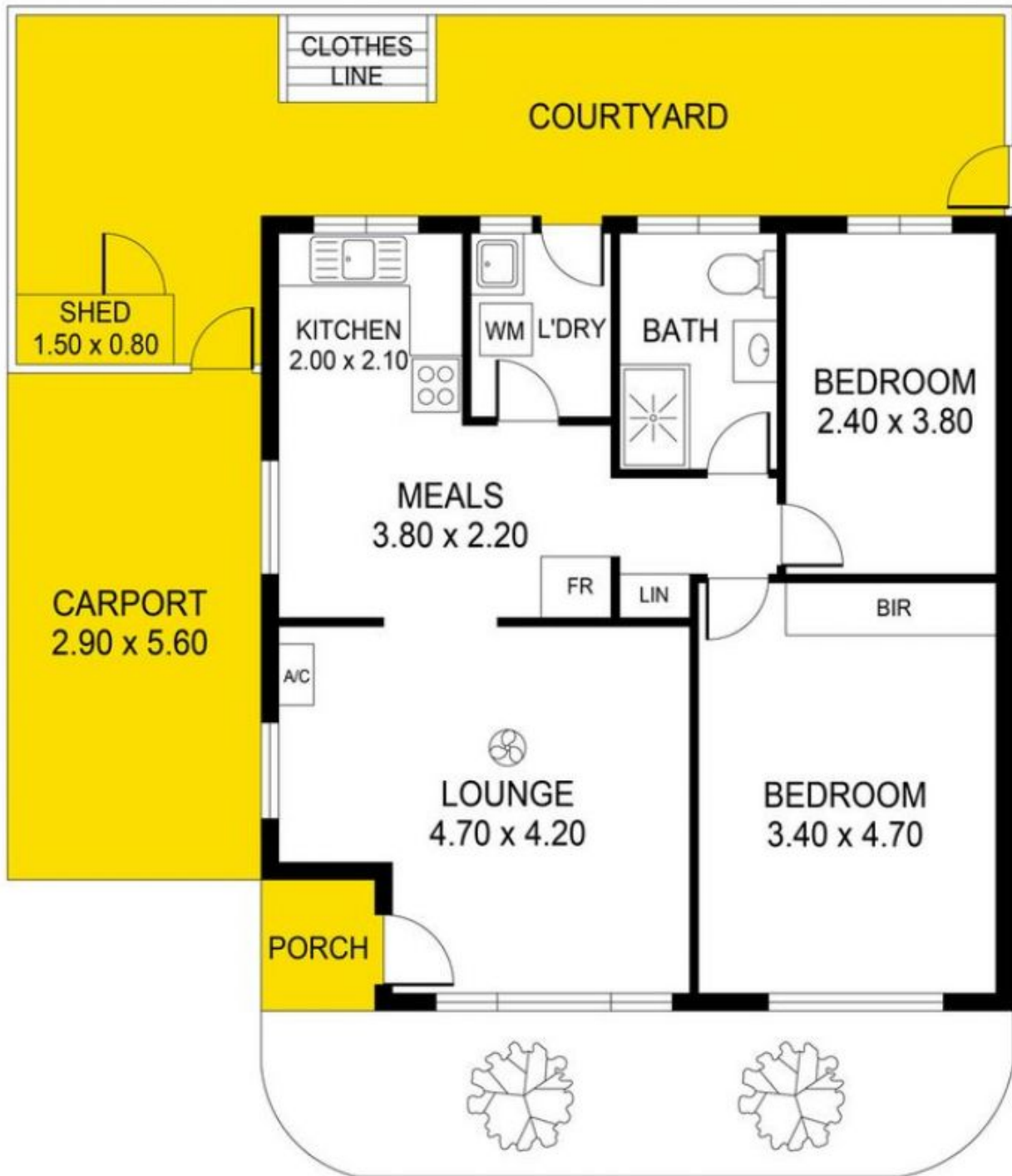
It features two bedrooms, a large lounge room, open-plan kitchen and meals area and a rear courtyard. Bedroom one comes with built-in robe, and the kitchen has been updated with gas cooking appliance and lots of cupboard space. Hard floor coverings throughout which is easily maintained.

This unit is ready to rent out as is or a light renovation could achieve even better returns. Currently rented for

**Price** : \$280k - \$290k  
**Building Size** : 74.95 sqm  
**Land Size** : 124.47 sqm  
**View** : <https://www.sinova.com.au/sale/sa/western-beachside-suburbs/hilton/residential/unit/6259616>



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AREAS (Approx.)	m <sup>2</sup>
LIVING	74.95
PORCH	1.95
CARPORT	16.82
COURTYARD/ SHED	30.75
<b>TOTAL</b>	<b>124.47</b>

**4/2-4 Washington Street, Hilton**