



1/4 Shepherds Hill Road, Bedford Park

UNDER OFFER

Investment or First Home Opportunity

A fantastic first step into the market, this comfortable and conveniently located unit is just moments from Flinders Medical Centre and University, perfect for owner occupiers or savvy investors.

Inside you will find two double bedrooms with built-in robes, a modern kitchen with gas cooking and plenty of cupboard space, an updated bathroom with separate toilet and a generous living area with air conditioning. New laminated windows, a small deck, and off street parking add to the appeal.

A low-maintenance property with strong appeal to students, professionals and healthcare workers.

To submit an offer on this property visit this link:
<https://prop.ps/tcENifAZ43rR>

Property Details:
Council: Mitcham
Council Rates: \$1444.00 pa
SA Water: \$176.30 pq
Strata Fees: \$639.00 pq

2 🏠 1 🚿 1 🚗

FOR SALE
\$420,000-\$460,000

AGENTS

Jarad Henry
0418 842 701
jarad@ljhglenelgbrighton.com.au

Debbie Mundy
0401 597 482
debbie@ljhglenelgbrighton.com.au

AGENCY

LJ Hooker Glenelg | Brighton
(08) 8294 6000

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**

House Size: 74sqm
Year Built: 1965
Expected Rental Estimate: \$430 per week

For further information please contact Jarad Henry or Debbie Mundy.

Visit glenelgbrighton.ljhooker.com.au to view other LJ Hooker Glenelg | Brighton Listings.

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

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 182909

MORE DETAILS

Property ID	Q9AGW0
Property Type	Unit
House Size	74 m2

Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |
jarad@ljhglenelgbrighton.com.au

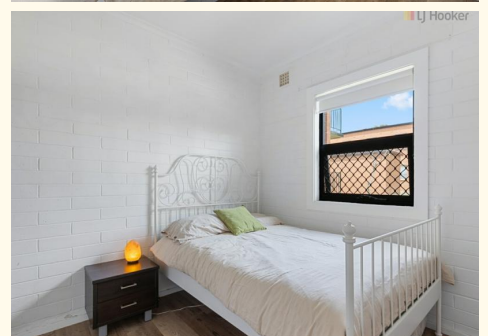
Debbie Mundy 0401 597 482

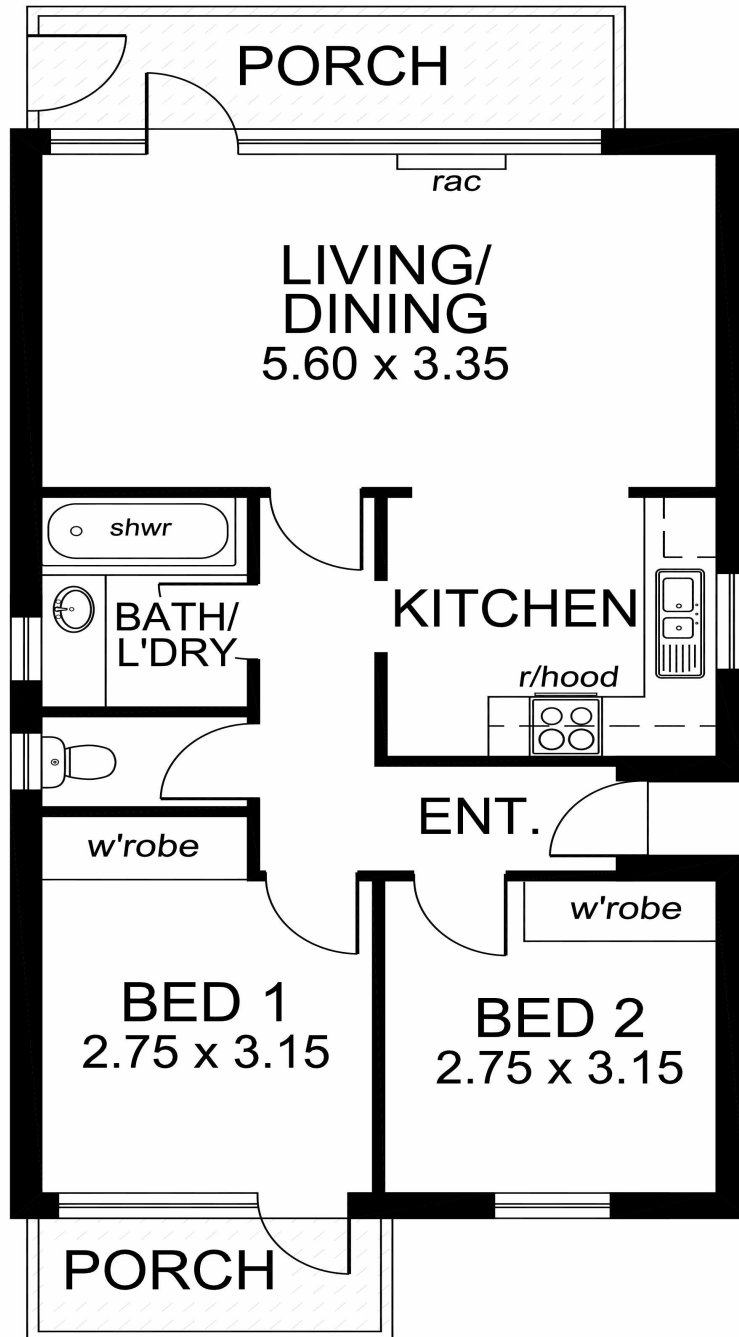
Co-Agent to Jarad Henry | debbie@ljhglenelgbrighton.com.au

LJ Hooker Glenelg | Brighton (08) 8294 6000

76 Oaklands Road, SOMERTON PARK SA 5044

glenelgbrighton.ljhooker.com.au | rebecca@ljhglenelgbrighton.com.au





TOTAL AREA:	74.22m ² /7.98sqs
(Estimate only)	(incl. porches)

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