



2/15 Marlborough Street, Brighton

2 🏠 1 🚗 1 🚗

Delightful Unit Near Beach. Best Offers Closing 19th August (USP) Price Guide \$700,000

FOR SALE

Best Offers Closing 19th August

AGENTS

Peter Hurcombe

0402 084 910

peter@ljhglenelgbrighton.com.au

AGENCY

LJ Hooker Glenelg | Brighton

(08) 8294 6000

Positions don't get much better than this, with this attractive 2 bedroom unit in small single level group of 4. Located in the heart of one of Adelaide's premier beachside suburbs, you will be spoilt for choice with a lifestyle that offers you a short walk to the beautiful Brighton beach, or great shopping at Brighton Foodland shopping centre, the train is just down the road as is the bus. Take a leisurely walk to the quaint village feel of Jetty Road and it's array of speciality shops, restaurants and cafes. Great medical, schools, and recreational pursuits are all within close proximity. The unit itself offers a large light filled lounge, 2 good sized bedrooms, both with bir's, a central bathroom and an upgraded kitchen with gas cooktop and Smeg electric oven, along with adjacent dining space. A central bathroom with bath, separate toilet and laundry complete your main rooms. Externally you can relax with family and friends in the undercover entertaining area and a lock up garage with rear yard access and auto roller door safely houses your vehicle. A 12 month old hot water service, 2 reverse cycle split systems for year round comfort and multiple ceiling fans are further features. This is a perfect opportunity for downsizing retirees, first home buyers or invest and

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**

prosper into the future with a suburb high in capital growth.

To submit an offer on this property visit this link:

<https://prop.ps/FY2eV4lws2ug>

For further information please contact Peter Hurcombe.

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	Q63GW0
Property Type	House
House Size	97 m2
Land Area	135 m2

Peter Hurcombe 0402 084 910

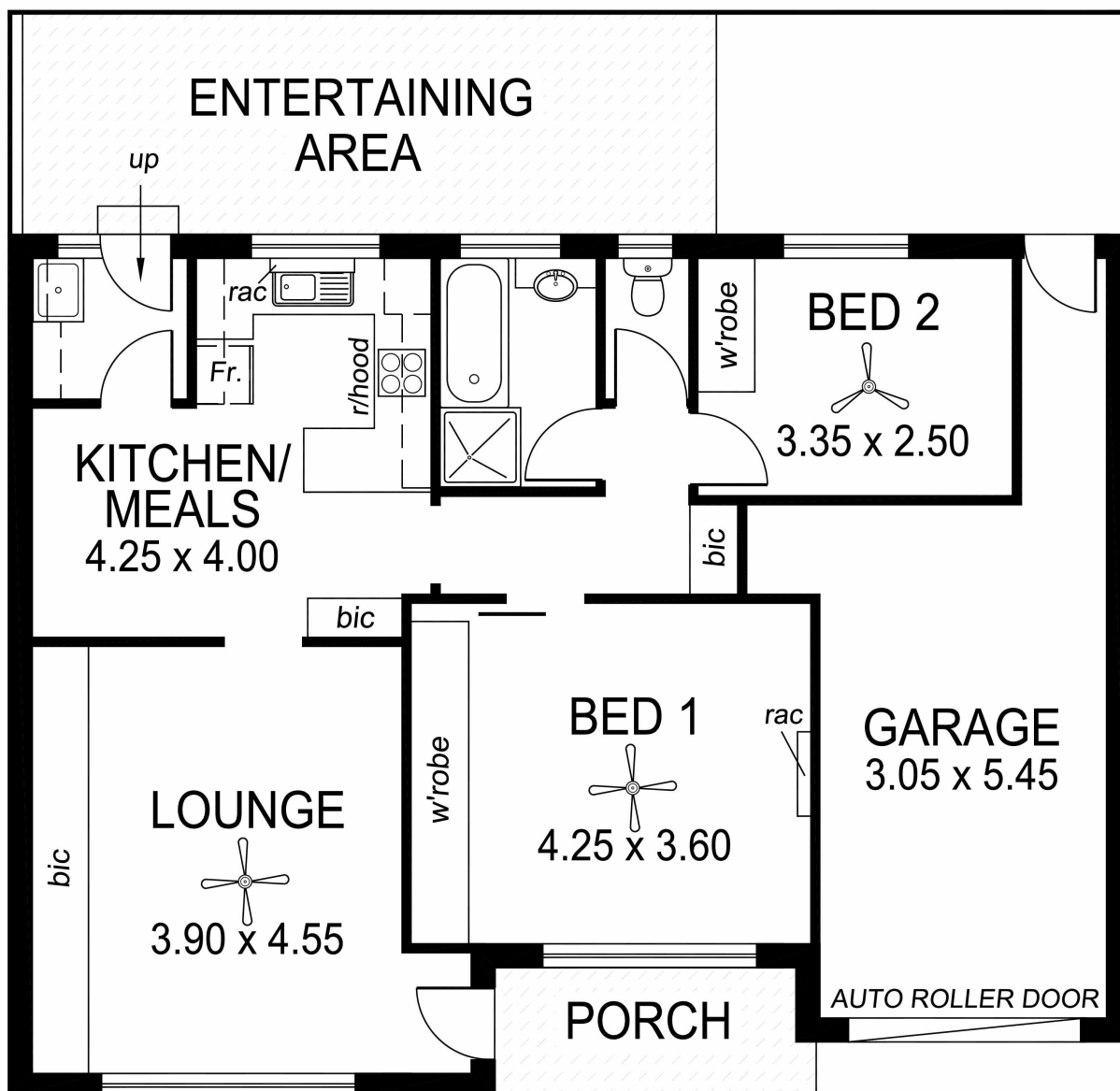
Principal & Sales Consultant | peter@ljhglenelgbrighton.com.au

LJ Hooker Glenelg | Brighton (08) 8294 6000

76 Oaklands Road, SOMERTON PARK SA 5044

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





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