


**SOLD**


## Dover Gardens, 173 Seacombe Road

### Opportunities Await...

Set on a generous block of approximately 664sqm, this property offers a versatile opportunity in a prime location. Whether you're looking for your first home, an investment, or the perfect site to build your dream home (subject to council consent), this property ticks all the boxes.

The main residence features:

- 2 bedrooms (both with wall air conditioners)
- 1 bathroom
- Lounge and dining area with polished timber floors + wall air conditioner
- Functional kitchen with plenty of bench space
- Separate toilet and laundry

Outdoor Features to Love; Enjoy the undercover entertaining area (second living area)



**Disclaimer:** 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.



**For Sale**  
Under Offer

**View**  
[ljhooker.com.au/Q05GW0](http://ljhooker.com.au/Q05GW0)

**Contact**  
**Jarad Henry**  
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**Debbie Mundy**  
0401 597 482  
[debbie@ljhglenelgbrighton.com.au](mailto:debbie@ljhglenelgbrighton.com.au)

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which is ideal for relaxed gatherings.

The detached studio/granny flat is a bonus, complete with its own undercover outdoor space, offering flexibility for extended family or a creative retreat.

Prime Location;

- 3 minutes drive from the stunning Seacliff Beach
- 5 minutes drive from Westfield Marion shopping and entertainment precinct
- A short walk to local shops and public transport

Don't miss this incredible opportunity to secure a property with space, location, and potential to make it your own.

To submit an offer on this property visit this link: <https://prop.ps/XISkHSYmmm93>

Property Details:

Council: City of Marion

Zoning: General Neighbourhood

Council Rates: \$1603.68 pa

SA Water: \$176.57 pq

House Size: 134sqm (approx)

Land Size: 664sqm (approx)

Frontage: 15.24m

Year Built: 1957

For further information please contact Jarad Henry or Debbie Mundy.

Visit [glenelgbrighton.ljhooker.com.au](http://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.



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## More About this Property

Property ID	Q05GW0
Property Type	House
Land Area	664 m2

### Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant | [jarad@ljhglenelgbrighton.com.au](mailto:jarad@ljhglenelgbrighton.com.au)

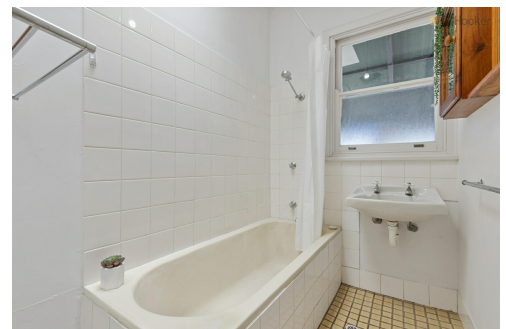
### Debbie Mundy 0401 597 482

Co-Agent to Jarad Henry | [debbie@ljhglenelgbrighton.com.au](mailto:debbie@ljhglenelgbrighton.com.au)

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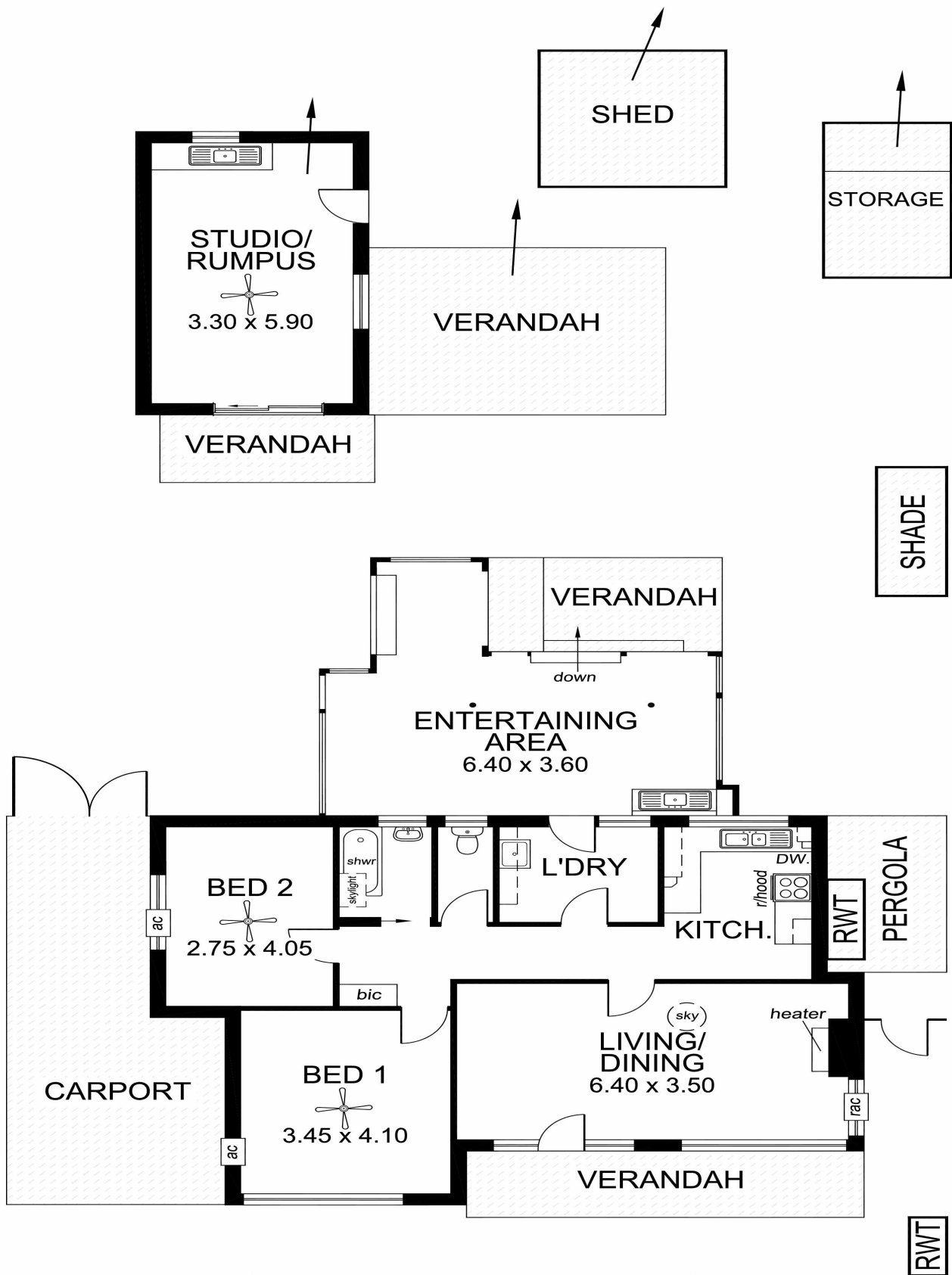
76 Oaklands Road, SOMERTON PARK SA 5044

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TOTAL AREA:	134.36m <sup>2</sup> /14.44sqs
(Estimate only)	(incl. entertaining area & studio)

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