

## Flinders Park, 11/27 Hartley Road

### Attractive Investment Unit Moments from Linear Park

2 1 1

Best Offers By Tuesday 5th August @ 3pm

Set towards the back of this tidy group of units, and suited for first time investors, an addition to a growing portfolio, or move in and enjoy the perks this location has to offer!

This tidy upstairs unit offers a spacious lounge room, complete with a reverse cycle air conditioner and balcony access. The adjoining kitchen offers plenty of bench and cupboard space, along with a convenient laundry nook. There are two generously sized bedrooms, both with built-in robes, and a central bathroom that includes a separate bath. A designated parking space is also included.

Enjoy a fantastic lifestyle just steps from Linear Park and the picturesque Torrens River. You'll be less than 20 minutes from the CBD and within easy reach of the beachside buzz at Henley Square. Everyday essentials are sorted with Brickworks Marketplace and Coles

#### For Sale

Best Offers By | 5th August @ 3pm

#### View

Sat 26th Jul @ 11:50AM - 12:10PM

#### Contact

**Thanasi Mantopoulos**

0421 188 498

thanasi@ljhooker.me

**Symeon Eftimiou**

08 8352 7111

symeon@ljhooker.me



**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.

**LJ Hooker Mile End | Woodville**  
(08) 8352 7111

Findon nearby. Families will appreciate the proximity to excellent schools including Flinders Park Primary, Nazareth Catholic College, and Underdale High School just a short drive away.

#### Key Features

- Spacious living room with AC and balcony access
- Kitchen with ample storage space
- Laundry positioned adjacent to the kitchen
- Two bedrooms, both with built-in wardrobes
- Central bathroom with a separate bathtub
- 1 allocated parking space
- Laminate flooring to the main living area, cosy carpets fitted in the bedrooms

#### Specifications

Title: Strata Title

Year built: c1973

Council: City of Charles Sturt

Council rates: \$1372pa (approx)

ESL: \$97.85pa (approx)

SA Water & Sewer supply: \$176.30pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

**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.

## More About this Property

Property ID	XSQHDM
Property Type	Unit
Including	Air Conditioning Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport Heating Window Treatments

**Thanasi Mantopoulos 0421 188 498**

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

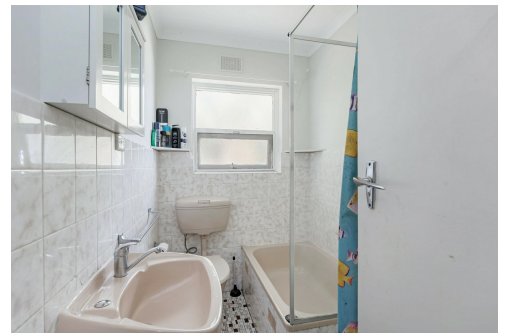
**Symeon Eftimiou 08 8352 7111**

Sales Executive | [symeon@ljhooker.me](mailto:symeon@ljhooker.me)

**LJ Hooker Mile End | Woodville (08) 8352 7111**

206A Henley Beach Road, TORRENSVILLE SA 5031

[mileendwoodville.ljhooker.com.au](http://mileendwoodville.ljhooker.com.au) | [admin@ljhookermileend.com.au](mailto:admin@ljhookermileend.com.au)



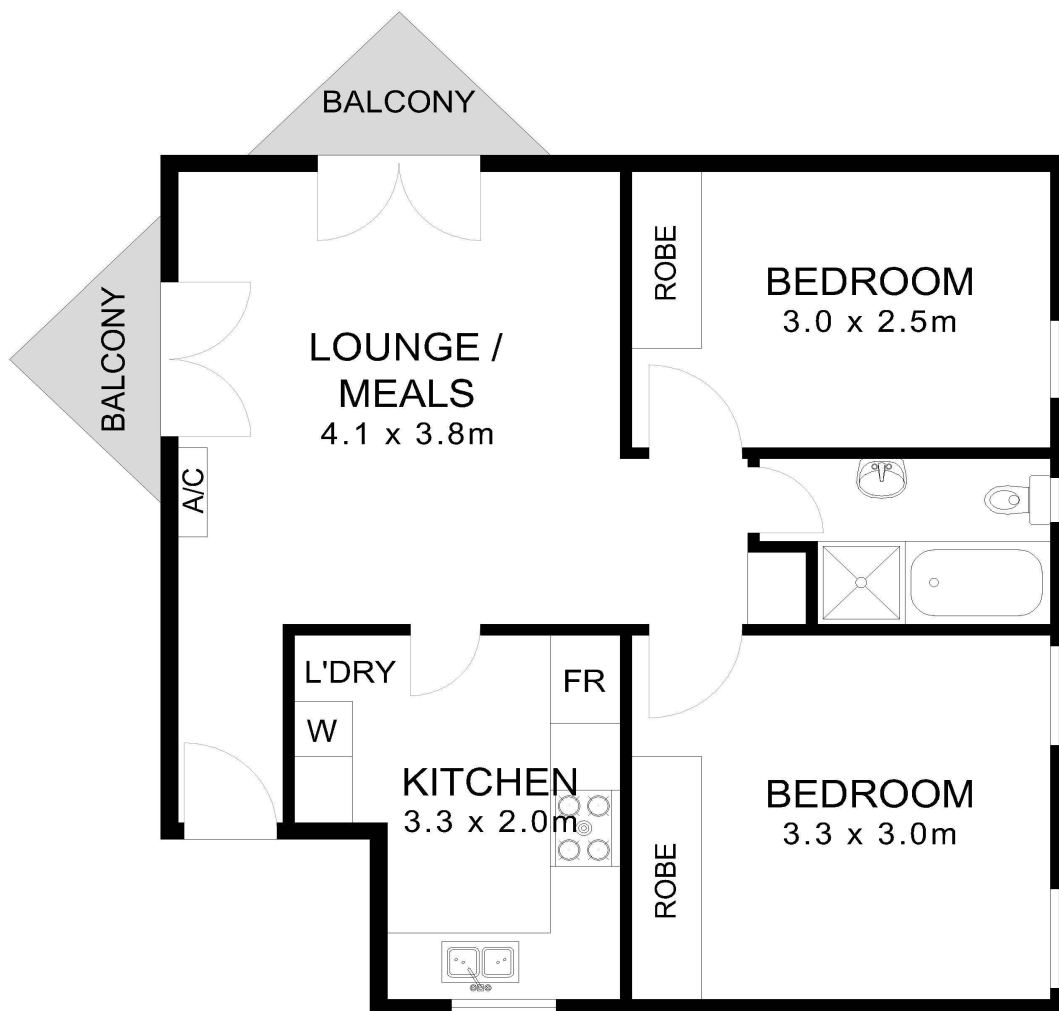
**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Mile End | Woodville  
(08) 8352 7111**

Approx Gross  
Living = 53m<sup>2</sup>  
Balcony = 4m<sup>2</sup>  
Total = 57m<sup>2</sup>

*\*NOT IN POSITION*

CARPARK



11/27 Hartley Road Flinders Park

For illustrative purposes only. All measurements are approximate.  
Andrew Waters Photography