



Flinders Park, 14/27 Hartley Road

Tidy unit, a stone's throw from Linear Park



Best Offers By Tuesday 6th August @ 3pm

Set towards the back of the block, this unit offers many options for its new owners - either rent it out, or move in and enjoy the perks this location has to offer!

The sunlit lounge room welcomes you into this home, with easy care laminate flooring, a split system air conditioner and large doors opening out to two separate balconies. The eat-in kitchen offers plenty of storage space, as well as a convenient, tucked away laundry.

Both bedrooms are fitted with cosy carpets and built-in wardrobes, and are serviced by the centrally located bathroom which features a separate bathtub.

Situated a stone's throw from Linear Park and the Torrens River. Under 20 minutes from the CBD, or head to the coast to explore the almost endless restaurants and cafes at



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For Sale
\$391,250

View
ljhooker.com.au/WX7HDM

Contact
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LJ Hooker Mile End | Woodville
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Henley Square. Brickworks Marketplace and Coles Findon close by for weekly shopping. Walking distance to many great schooling options including Flinders Park Primary and Nazareth Catholic College, and Underdale High School just a short drive away.

Key Features

- Dual entry into the property, either via the kitchen or lounge
- Sunlit lounge with air conditioning and two balconies
- Eat in kitchen with ample storage
- Laundry facilities in the kitchen
- Two bedrooms, both with storage and carpets
- Bathroom with separate bathtub
- 1 allocated parking space

Specifications

Title: Strata Titled
Year built: c1973
Council: City of Charles Sturt
Council rates: \$1,304.50pa (approx)
ESL: \$89.80pa (approx)
SA Water & Sewer supply: \$165.55pq (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

More About this Property

Property ID	WX7HDM
Property Type	Unit
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

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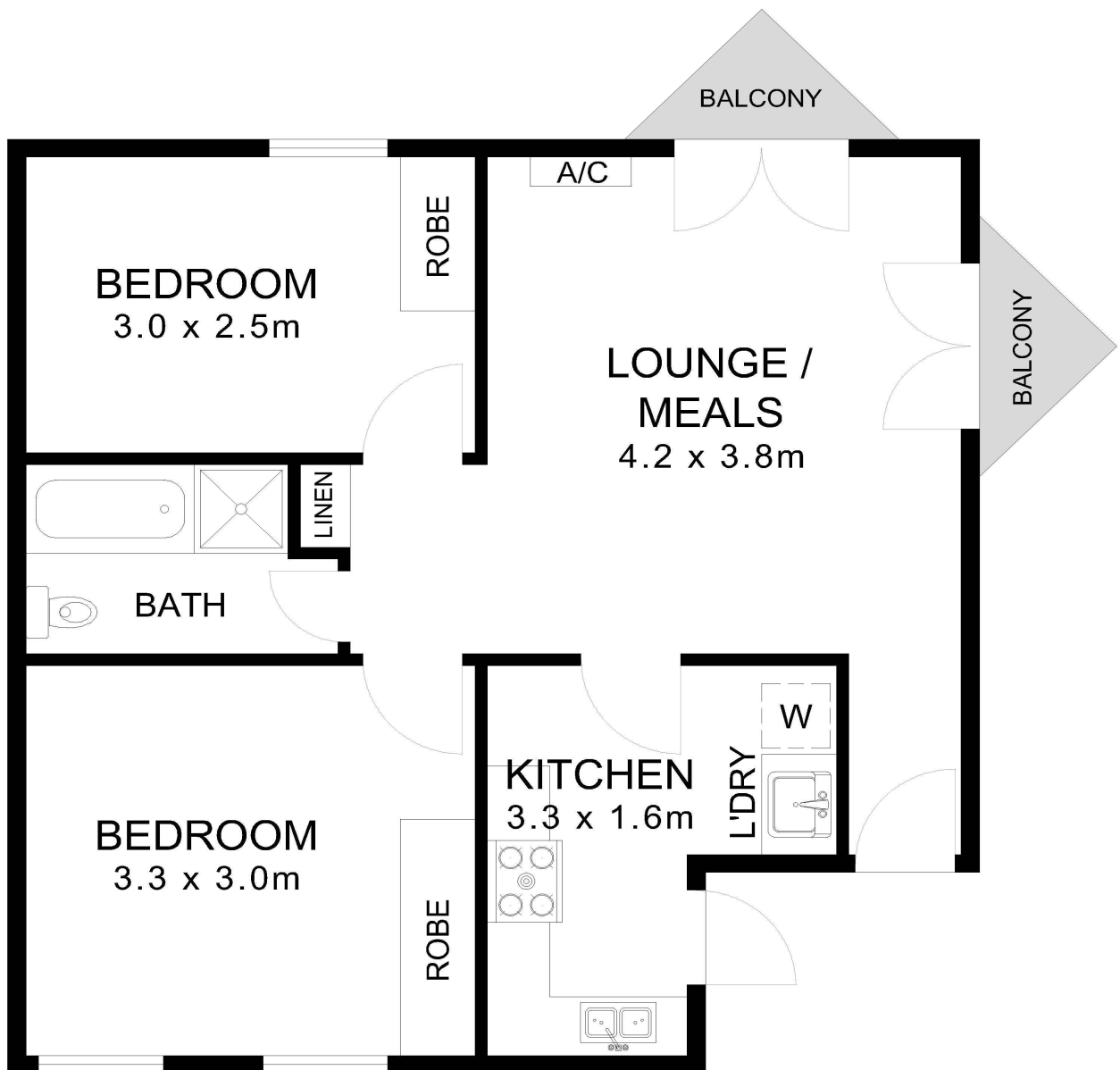
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Approx Gross

Living = 53m²

Balcony = 2m²

Total = 55m²

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