







2/54 Marlborough Street, Fulham Gardens

Ready, Set, Go! A Great Opportunity Awaits

This ripper little unit is on the market and ready to welcome its new owner! Whether you are looking to take your first step into the property market or add another investment to your portfolio, this well maintained property is well worth a look.

Positioned on the ground floor, the unit offers well proportioned interiors, including a light filled lounge and dining area with laminated timber flooring, a spacious carpeted main bedroom complete with built-in robe, and a good sized second bedroom also featuring carpet and a built-in robe.

The updated bathroom and laundry combination adds convenience, while the well appointed kitchen features neutral tones to compliment the overall appeal.

Currently tenanted at $445 per week until January 2027, the property presents an excellent opportunity for investors seeking an established rental property, with the added appeal of a popular location and everyday amenities close at hand.

A smart little buy with plenty of potential - don't miss your opportunity

2 1 1

FOR SALE
$499,000-$519,000

VIEW
Sat 21st Nov @ 11:00AM - 11:30AM

AGENTS

Jarad Henry
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Debbie Mundy
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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

to make it yours!

Property Details:
Council: City of Charles Sturt
Council Rates: $1410.00pa
SA Water: $767.40pa
Strata Fees: $2425.36pa
Year Built: 1965

For further information please contact Jarad Henry or Debbie Mundy.

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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

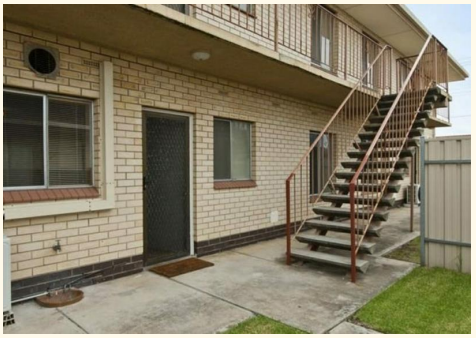
MORE DETAILS

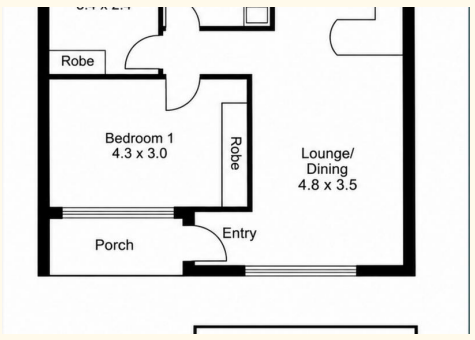
Property ID	QGFGW0
Property Type	Unit











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