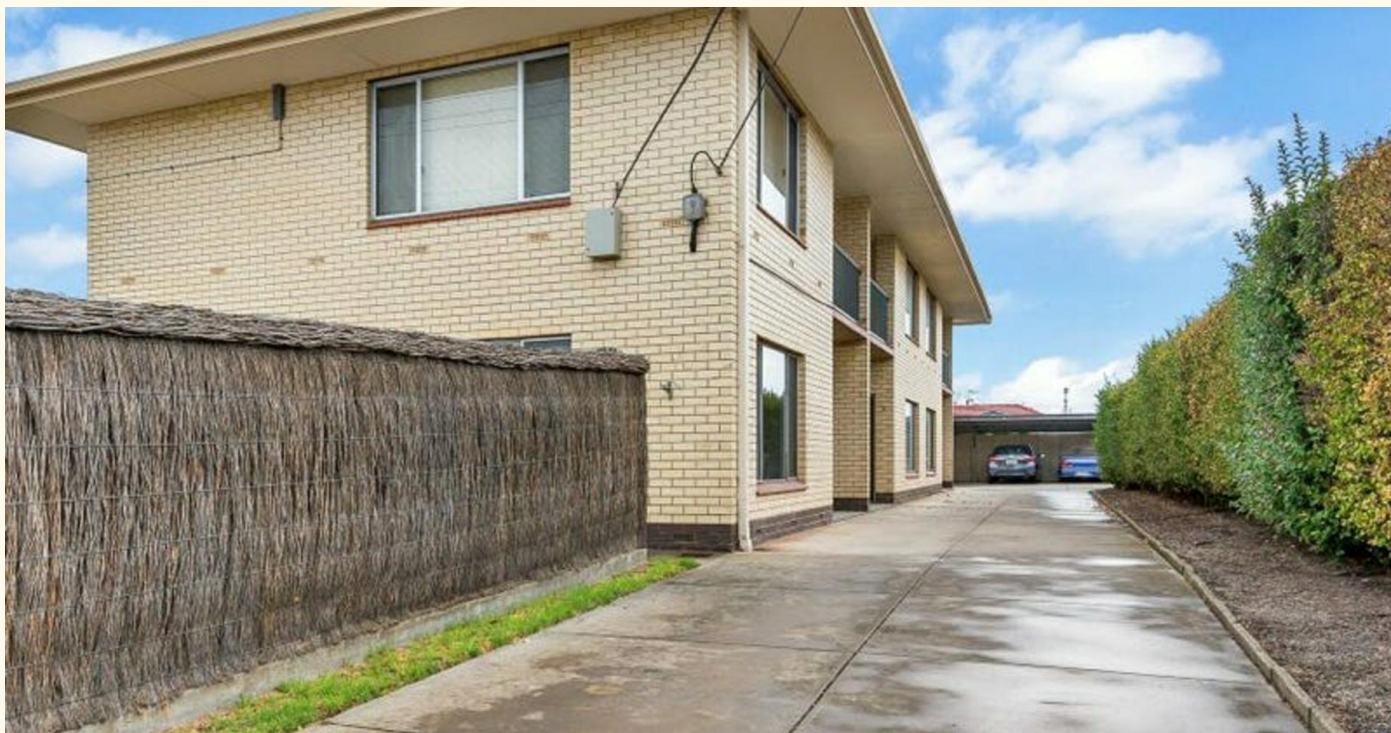




2/54 Marlborough Street, Fulham Gardens

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

\$520,000 - \$550,000

VIEW

Sat 31st Oct @ 10:30AM - 11:00AM

AGENTS

Jarad Henry
0418 842 701
jarad@ljhglenelgbrighton.com.au

Debbie Mundy
0401 597 482
debbie@ljhglenelgbrighton.com.au

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.



to make it yours!

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

For further information please contact Jarad Henry or Debbie Mundy.

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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

Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |
jarad@ljhglenelgbrighton.com.au

Debbie Mundy 0401 597 482

Co-Agent to Jarad Henry | debbie@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

