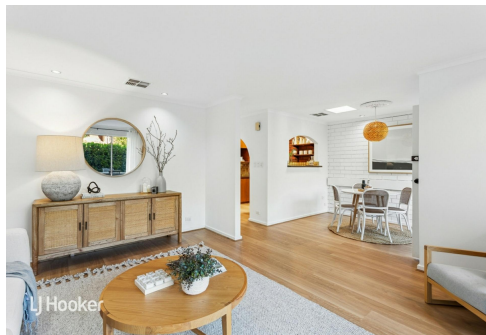




LJ Hooker



## Fullarton, 5/3 Randolph Avenue

Spacious Living, Single-Level Ease - More Room, More Lifestyle!

Auction Location: on site

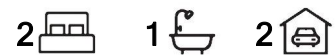
Built in 1981, this exceptional two-bedroom strata unit offers more space, comfort, and features than the average unit. Designed for effortless single-level living, it blends modern conveniences with a practical layout, making it an ideal choice for first-home buyers, downsizers, or investors. Situated in the sought-after suburb of Fullarton, this home provides a perfect balance of privacy, convenience, and low-maintenance living.

Step inside to discover a well-defined layout, with a separate living area and dining room that create a seamless flow throughout the home. The well-appointed kitchen boasts ample storage, generous preparation space, and a convenient servery into the dining area.

Both bedrooms are impressively spacious - larger than typically found in units - and include



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**For Sale**

Sold by Janine Bergin LJ Hooker  
Kensington Unley

**View**

[ljhooker.com.au/6152FDJ](http://ljhooker.com.au/6152FDJ)

**Contact**

**Janine Bergin**

0417 893 453

[jbergin@ljhkensingtonunley.com.au](mailto:jbergin@ljhkensingtonunley.com.au)

**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

built-in wardrobes for excellent storage. The bathroom features a new vanity and is complemented by a separate toilet for added convenience. A dedicated laundry further enhances the home's functionality.

Comfort is assured year-round with ducted Daikin air conditioning, while large windows and two skylights invite an abundance of natural light, creating a warm and inviting atmosphere.

Outdoor living is where this home truly shines! Choose between two private courtyards - perfect for entertaining, unwinding with a book, or enjoying your morning coffee. A small garden shed provides extra storage.

Rounding out this impressive package are two separate carports, offering secure off-street parking - an uncommon bonus in unit living!

Perfectly positioned in a peaceful, well-maintained gated complex, this property is within arm's reach of the award-winning Frewville Foodland for all your shopping essentials. A variety of cafés, takeaway options, and destination restaurants are at your fingertips, while Burnside Village, Unley Road, and King William Road's vibrant shopping strips are just minutes away. Situated within the zones for Unley Primary School and Glenunga International High School, this property also offers convenient access to a variety of other nearby primary and secondary schools. Enjoy easy access to the Freeway for weekend getaways to the picturesque Adelaide Foothills, or take advantage of the short 7-minute commute to the Adelaide CBD by car, bus, bike, or on foot.

This is more than just a unit; it's a home that delivers on space, comfort, and lifestyle. Don't miss this fantastic opportunity!

AUCTION: Thursday 13th February at 6pm, on site.

(\$650,000)

CT: Volume 5023 Folio 337

Council: City of Unley

Council Rates: \$1,031.90 per annum (approx)

Water Rates: \$165.55 per quarter (approx)

Strata Levy: \$950.00 per quarter (approx)

Year Built: 1981 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//qxY1FVIGL9FX>

(Please copy and paste the link into your browser)

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.



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## More About this Property

Property ID	6152FDJ
Property Type	Unit
House Size	188 m <sup>2</sup>
Including	Ducted Cooling Courtyard Built-in-Robes

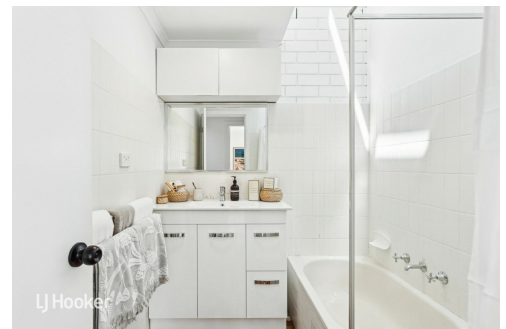
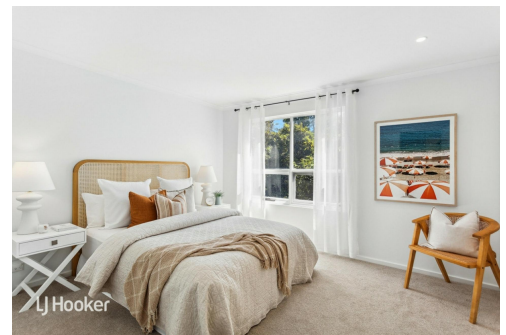
**Janine Bergin 0417 893 453**

Sales Consultant | [jbergin@ljhkensingtonunley.com.au](mailto:jbergin@ljhkensingtonunley.com.au)

**LJ Hooker Kensington | Unley (08) 8431 6088**

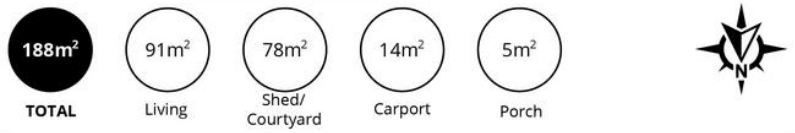
295 Kensington Road, KENSINGTON PARK SA 5068

[kensingtonunley.ljhooker.com.au](http://kensingtonunley.ljhooker.com.au) | [reception@ljhkensingtonunley.com.au](mailto:reception@ljhkensingtonunley.com.au)



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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by The Fotobase Group