



Glenunga, 9/122 L'Estrange Street

Sold by Doris He & Justin Li



For Sale

Contracted at Auction

View

ljhooker.com.au/2BNGFDZ

Contact

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Enjoying the private location adjacent to reputable Glenunga International High School, this solid brick 2 bedroom courtyard home has been thoughtfully upgraded and immaculately maintained over the years by the current owner.

Located at the rear of a quality group, this home offers elegant, light-filled rooms with leafy views through the windows and being a corner unit, has side and rear gardens plus a side access.

Entertaining is a delight, with French doors opening from the lounge and dining areas to the paved courtyard. You can sit and enjoy the company of friends, family, or just quietly relax by yourself.

The recently upgraded modern kitchen has brand new stainless steel



LJ Hooker St Peters
(08) 8362 8008

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appliances – Bosch gas cooktop, Fisher & Paykel oven and dishwasher. Ample pantry storage and bench space allows for more gourmet creation where you can look over the tranquil and leafy rear yard.

The two bedrooms are good sized and airy, both with a built-in robe and a remotely controlled ceiling fan. They're serviced by a modern bathroom with a shower screen and vanity, and there's a separate upgraded laundry too. A secure automatic garage parking is under the roof with a direct internal access.

Other features to love:

- Brand new plush carpet
- Continuous flow gas hot water system with temperature control
- Gas heating and reverse cycle split air-conditioner in the lounge
- Ducted cooling system
- Phantom screens and a sliding blind along the French doors for privacy and insulation
- Plenty of storage
- Automatic irrigation for the garden
- Separate water meter for usage

Also in the zone of Linden Park Primary School, the property is a stone's throw from outstanding private schools, Redeveloped Burnside Village, Internationally accredited Frewville Foodland, leafy Webb Oval and Glenunga Reserve, Burnside Library, public transport, you name it. Whether it's a move in or an addition to the investment portfolio, such a rare find won't be on the market long, get in touch fast.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

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Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015



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More About this Property

Property ID	2BNGFDZ
Property Type	Unit
House Size	116 m ²
Land Area	233 m ²

Doris He 0423 707 585

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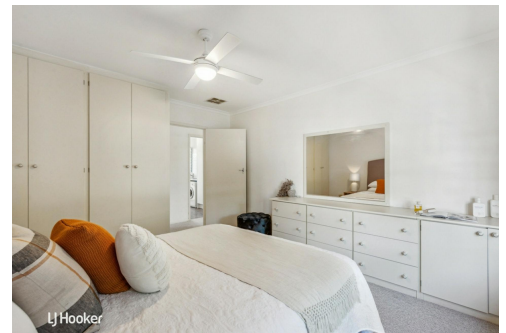
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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