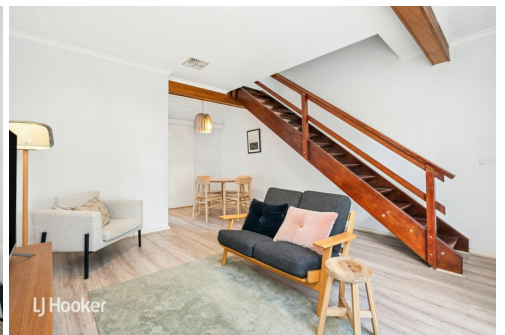




SOLD



Hectorville, 28/44 Glynburn Road

Stylish, Convenient, and Ready to Move In



Nestled away from the hustle and bustle yet only moments from everything you need, this two-story, strata-titled townhouse offers the perfect balance of privacy and accessibility. Ideal for first-home buyers, downsizers, small families, and savvy investors, this property is a gem waiting to be discovered.

For Sale

Sold by Janine Bergin LJ Hooker Kensington Unley

View

ljhooker.com.au/613TFDJ

Contact

Janine Bergin

0417 893 453

jbergin@ljhkensingtonunley.com.au

Built in 1975 and thoughtfully updated, the home boasts a welcoming charm and modern comforts. The ground floor features an open-plan living and dining area complemented by a separate kitchen with abundant storage. A separate laundry opens directly to a private rear courtyard garden, perfect for relaxation or entertaining.

The home's standout features include:

- Modern timber laminate flooring downstairs and a stunning wooden staircase
- A neutral colour palette, ensuring a fresh and inviting atmosphere



LJ Hooker Kensington | Unley
(08) 8431 6088

Disclaimer: 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.

- Keyless entry and a ducted reverse cycle air conditioning system for comfort and convenience
- A security system for added peace of mind

The kitchen is well-equipped with Electrolux appliances, including an oven, stove, and a filter tap and double sink, while the upstairs area offers two generously sized bedrooms with built-in robes and a stylish, modern bathroom.

Outdoor highlights include a low-maintenance rear courtyard with artificial turf and a garden shed, and a single carport conveniently located immediately in front of the property.

This property's location is simply the best, offering superb access to public transport and an endless choice of shopping and dining options. Firlie Plaza, Marden, and Newton Central shopping centres are all within close proximity. Aldi is conveniently across the road, while The Glynde Hotel, Pasta Deli and charming cafes are just moments away.

Whether you're looking to move in or invest, this beautifully updated townhouse combines style, convenience, and an enviable location. Don't miss out on this exceptional opportunity!

Expressions of Interest: Closing Tuesday 14th January at 12pm (Under Contract)

(\$450,000)

CT: Volume 5059 Folio 779

Council: City of Campbelltown

Council Rates: \$1,196.00 per annum (approx)

Water Rates: \$165.55 per quarter (approx)

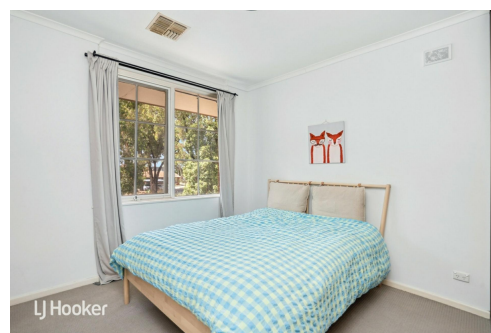
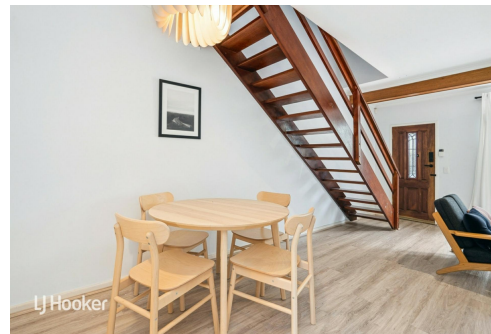
Strata Levy: 423.00 per quarter (approx)

Year Built: 1975 (approx)

To make an offer, scan the code below:

<https://prop.ps//k3j7a3m5kJdV>

(Please copy and paste the link into your browser)



More About this Property

Property ID	613TFDJ
Property Type	Townhouse
House Size	93 m2
Including	Courtyard Built-in-Robes

Janine Bergin 0417 893 453

Sales Consultant | jbergin@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley (08) 8431 6088

295 Kensington Road, KENSINGTON PARK SA 5068

kensingtonunley.ljhooker.com.au | reception@ljhkensingtonunley.com.au



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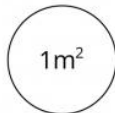
APPROX. LOCATION



TOTAL



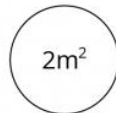
Living



Shed



Carport



Porch



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**