



9a Princes Highway, Littlehampton

Charming & Convenient Living in the Heart of Littlehampton

Perfectly positioned in sought-after Littlehampton, this delightful 3-bedroom unit offers comfort, convenience, and a delightful outlook over a reserve.

Centrally located with easy access to the South-Eastern Freeway exit and just a short stroll to Littlehampton's vibrant main street and local shops, this home is ideal for first home buyers, downsizers, or investors alike.

Inside, you'll find a spacious main bedroom featuring ensuite-effect access to the central bathroom, providing both privacy and practicality. 2 additional bedrooms offer flexibility for family, guests, or a home office.

The functional kitchen leads into the meals area and flows seamlessly into the lounge with spit system reverse cycle air-conditioner plus ceiling fan and gas heater, creating a welcoming space for everyday living.

Step outside to enjoy the quiet rear yard, complete with a verandah that overlooks a peaceful reserve and walking trails - the perfect spot

3 1 1

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Mount Barker
(08) 8398 6300

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Interested parties must rely solely on their own enquiries.



for morning coffee or relaxed afternoons.

Additional features include solar panels, a European-style laundry which adds to the smart and efficient layout, a single carport, and low-maintenance surrounds for easy living.

A wonderful opportunity to secure this charming home in tightly held Littlehampton.

Specifications:

Free-standing Strata unit in group of 2

Self-Managed - No Strata Management fees

CT: Volume 5080 Folio 636

Council: Mount Barker

Zoning: Residential

Year Built: 1992

Land size: 394sqm approx

Council Rates: \$2,680 p.a.

SA Water: \$82.30 p.q. (supply only)

Estimated/Written rental assessment can be provided upon request.

MORE DETAILS

Property ID	14JWFDQ
Property Type	House
Land Area	394 m2
Including	Air Conditioning Built-in-Robes Solar Panels Gas heater & ceiling fan in lounge

Anna Locke 0402 474 501

Sales Consultant | alocke@ljhmtbarker.com.au

Phil Chapman 0418 846 052

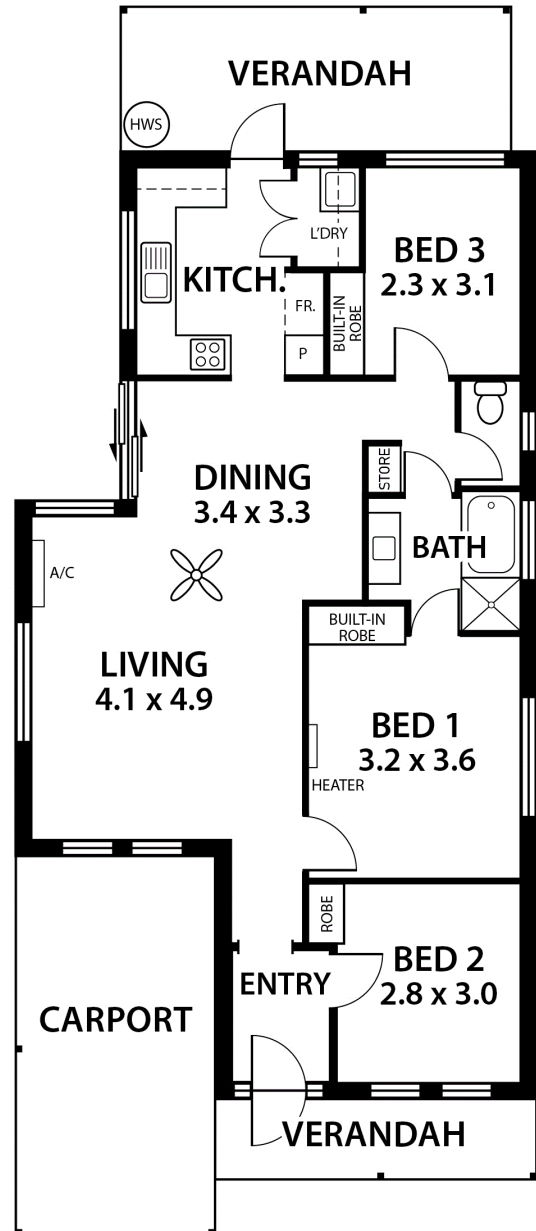
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**AREA****LIVING:** 93.6 m²**CARPORT:** 17.1 m²**VERANDAHS:** 18.5 m²**TOTAL:** 129.2 m²

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