



31 Byron Street, Mansfield Park

Contemporary Comfort — Affordably Yours

Best Offers By Tuesday 28th July @ 12pm

Positioned within a secure, gated community in the increasingly popular suburb of Mansfield Park, this beautifully presented upstairs residence delivers the perfect combination of contemporary comfort, low-maintenance living, and exceptional investment appeal. Whether you're looking to expand your portfolio or secure a stylish property in a convenient location, this is an opportunity not to be missed.

Designed with functionality and comfort in mind, the light-filled open-plan living and dining area creates a welcoming atmosphere, flowing seamlessly through to the well-appointed kitchen. Modern finishes, neutral tones, and an abundance of natural light enhance the home's inviting feel, making it an enjoyable space to relax or entertain.

Accommodation comprises two well-proportioned bedrooms with built-in robes, both offering comfortable living and serviced by a centrally located bathroom. The thoughtful layout ensures practicality while maximising space throughout the home.

Stepping outside, the private balcony provides the perfect setting to

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FOR SALE

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VIEW

Sat 11th Jul @ 1:30PM - 2:00PM

AGENTS

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Dragan Pancic
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AGENCY

LJ Hooker Mile End | Woodville
(08) 8352 7111

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.



enjoy your morning coffee or unwind at the end of the day, overlooking peaceful leafy surrounds within this well-maintained and secure community.

Ideally positioned just moments from Armada Arndale Shopping Centre, quality schools, public transport, parks, and everyday amenities, along with being position between the Adelaide CBD and Adelaide's beautiful western beaches, making this an outstanding lifestyle and investment opportunity.

Key Features:

- Secure upstairs residence within a gated community
- Two well-sized bedrooms with built in robes
- Central bathroom
- Light-filled open-plan living and dining area
- Well-appointed kitchen with ample storage
- Private balcony with a peaceful outlook
- Neat, low-maintenance interiors throughout
- Safe and secure community setting
- Strong investment opportunity with immediate rental income
- Close to schools, shopping, public transport, parks and local amenities
- Easy access to the Adelaide CBD and western beaches

Specifications

Title: Strata

Year built:

Council: TBC

Council rates: TBC

ESL: TBC

SA Water & Sewer supply: TBC

Community Rates: \$539pq (approx.)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.
RLA 242629

The photos were taken in 2024, and the property may vary from what is depicted.

MORE DETAILS

Property ID YKRHDM
Property Type Unit
Including Air Conditioning
 Built-in-Robes
 Close to Schools
 Close to Shops
 Close to Transport
 Heating

Justin Peters 0423 341 797

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Dragan Pancic 0421 977 361

Sales Executive | dragan@ljhooker.me

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