



32 Abbeville Terrace, Marion

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## Attention First Home Buyers & Savvy Investors!

**FOR SALE**  
UNDER CONTRACT

### AGENTS

Jarad Henry  
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Debbie Mundy  
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debbie@ljhglenelgbrighton.com.au

### AGENCY

LJ Hooker Glenelg | Brighton  
(08) 8294 6000

This charming solid brick 1950's home offers wonderful street appeal and sits proudly on a low maintenance 435sqm corner allotment in a quiet, attractive residential street.

Updated through out, the home features four well sized bedrooms (or three bedrooms plus a formal lounge), a modern renovated bathroom, a handy second w.c, and a convenient European style laundry. The functional kitchen provides ample preparation space and storage with stainless steel appliances.

The open plan tiled living area flows seamlessly to an impressive undercover entertaining space, complete with a kitchen servery, ceiling fans, heaters and full drop down blinds - perfect for year round enjoyment.

Adding even more versatility, the property includes an external study room ideal for quiet and privacy, along with two useful storage sheds.

Located in a highly sought after area close to schools, shops, transport and all essential amenities, this home presents an exceptional opportunity for homeowners and investors alike.

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.



To submit an offer on this property visit this link:

<https://prop.ps/kerKt0zxdBRq>

**Property Details:**

Council: Marion

Council Rates: \$1736.00 pa

SA Water: \$192.93 pq

House Size: 184 sqm

Land Size: 435 sqm

Year Built: 1955

For further information please contact Jarad Henry or Debbie Mundy.

Visit [glenelgbrighton.ljhooker.com.au](http://glenelgbrighton.ljhooker.com.au) to view other LJ Hooker Glenelg | Brighton Listings.

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 182909

**MORE DETAILS**

Property ID	Q8HGW0
Property Type	House
House Size	184 m2
Land Area	435 m2
Including	Toilets (2)

**Jarad Henry 0418 842 701**

Principal | Auctioneer | Sales Consultant |

[jarad@ljhglenelgbrighton.com.au](mailto:jarad@ljhglenelgbrighton.com.au)

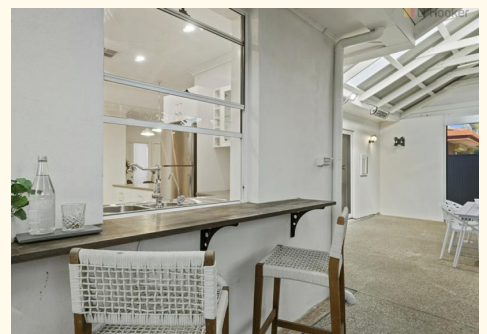
**Debbie Mundy 0401 597 482**

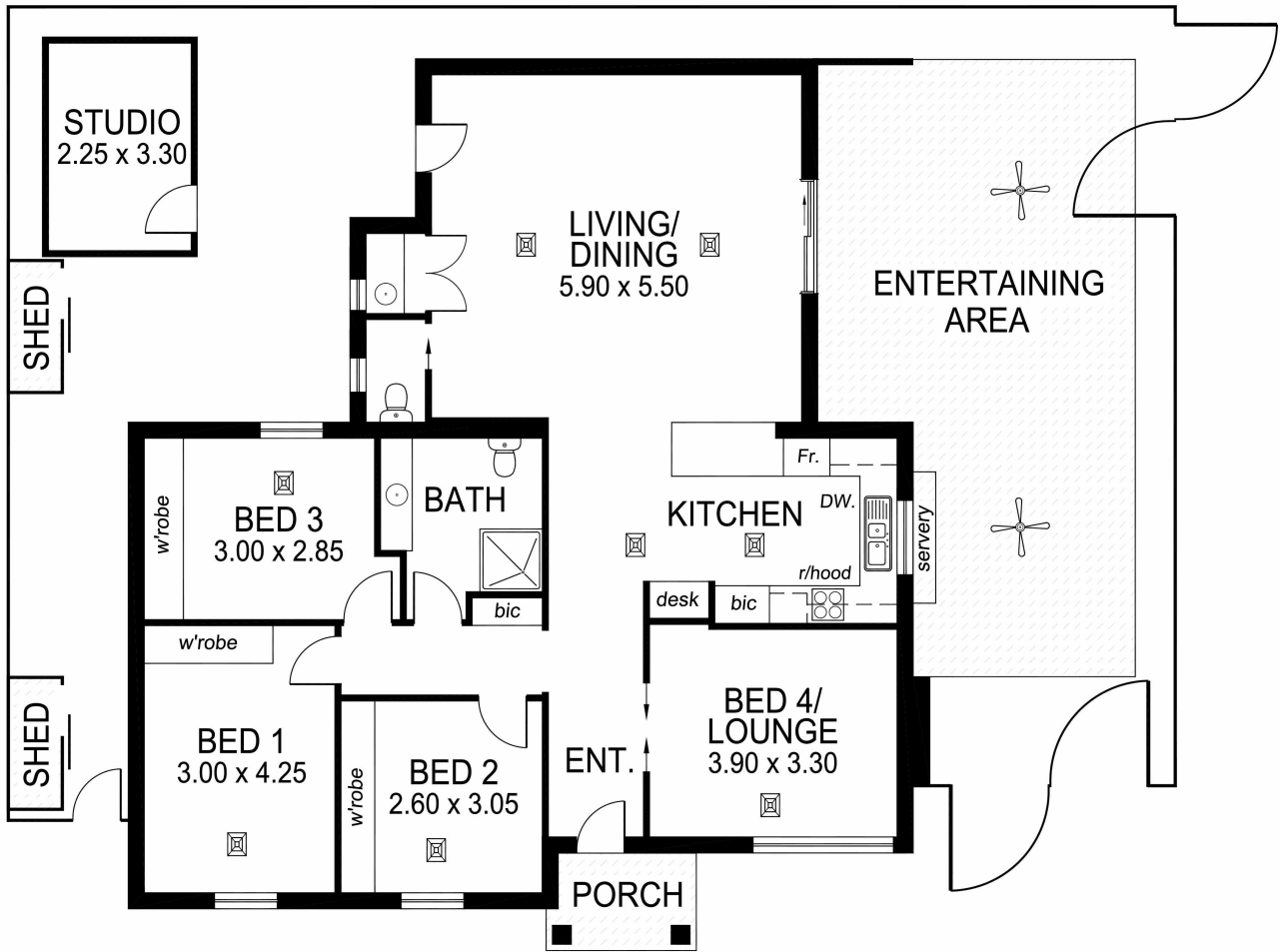
Co-Agent to Jarad Henry | [debbie@ljhglenelgbrighton.com.au](mailto:debbie@ljhglenelgbrighton.com.au)

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TOTAL AREA:	184.93m <sup>2</sup> /19.88sqs
(Estimate only)	(incl. porch, ent. area & studio)

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

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