



1/15 Galway Avenue, Marlestone

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Tidy Ground Floor Unit with Generous Courtyard

FOR SALE
\$566,000

AGENTS

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AGENCY

LJ Hooker Mile End | Woodville
(08) 8352 7111

Privately positioned at the rear of a well-maintained group, this neat and secure ground floor unit delivers low-maintenance living with no stairs and no compromise. Ideal for first home buyers, savvy investors or downsizers seeking comfort and convenience, this is an opportunity not to be missed.

Step inside to a spacious living area that immediately feels welcoming and functional - offering ample room to relax, entertain or unwind at the end of the day. The adjoining modern kitchen is well equipped with a gas cooktop, generous bench space and ample storage, ensuring everyday cooking is both practical and enjoyable. Air conditioning adds year-round comfort to the main living zone.

Both bedrooms are well proportioned and feature built-in wardrobes, both further enhanced with ceiling fans for added comfort. The central bathroom services the home efficiently and incorporates convenient laundry facilities, maximising space and functionality.

Outdoors, a private shaded courtyard provides the perfect setting for morning coffee, casual entertaining or quiet outdoor enjoyment. With direct gate access to the rear carpark, convenience is assured. The

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 **LJ Hooker**

communal parking area is securely positioned behind a roller door, offering peace of mind.

Located just minutes from the CBD, you'll enjoy easy access to the Adelaide Showgrounds, hosting regular events and farmers markets, while Kurralta Central is close by for everyday shopping, supermarkets and specialty stores. A fantastic selection of local cafés and eateries are within easy reach, along with excellent public transport options for a seamless commute. Quality local schools and amenities further enhance the appeal of this well-connected address.

Neat, secure and superbly positioned - this ground floor gem ticks all the right boxes.

Key Features

- Spacious and light-filled living and meals area designed for comfortable everyday living
- Modern kitchen with gas cooktop, ample cabinetry, generous bench space and air conditioning
- Two well-sized bedrooms, both with built-in wardrobes & ceiling fans
- Central bathroom incorporating practical laundry facilities
- Private, shaded courtyard with direct access to secure rear carpark
- Secure communal parking behind roller door
- Roller shutters for added privacy, insulation and security

Specifications

Title: Community Strata

Year built: c1969

Council: City of West Torrens

Council rates: \$1,229.35pa (approx)

ESL: \$98.50pa (approx)

SA Water & Sewer supply: \$176.30pq (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

MORE DETAILS

Property ID Y7THDM
Property Type Unit
Including Air Conditioning
Close to Schools
Close to Shops
Close to Transport
Window Treatments

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