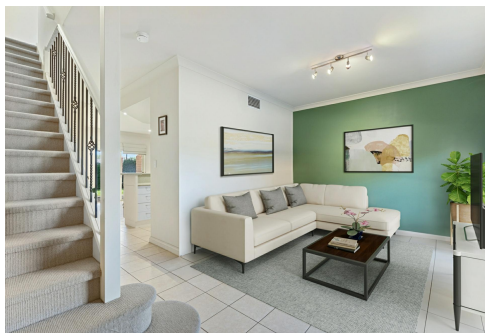




Mitchell Park, 6/1B Thirza Avenue

Spacious 3BR Townhouse In Convenient Location

3 1 1

Situated in a small group of 7 Community Titled townhouses enjoying peace and privacy behind the gated facade this spacious townhouse offers an enviable low maintenance lifestyle.

The location is so convenient with Park Holme Shopping Centre just across the road along with both train and bus stops. Its an easy walk to the Marion Outdoor Pool and Oaklands Wetlands, the Mitchell Park Sports and Community Centre and your new watering hole the Marion Hotel just to name a few!

Inside this townhouse has been well maintained by its current owners and is move in or rent out ready. The formal lounge is well proportioned and the tiled floors span into the kitchen and dining area which in turn opens onto your large private courtyard. The kitchen has ample cupboard space and quality stainless steel appliances including dishwasher. Downstairs also features a generous laundry with good storage and a separate w.c and

For Sale
UNDER CONTRACT

View
ljhooker.com.au/PU9GW0

Contact
Jarad Henry
0418 842 701
jarad@ljhglenelgbrighton.com.au



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powder room. The rear courtyard gets a lovely north-eastern aspect, with a paved area and shade sail perfect for entertaining. The single garage has an automatic roller door at the front but a full size roller door at the rear so you have drive through access into the rear yard if you need. Upstairs all 3 bedrooms feature wardrobes with the main bedroom having its own balcony and ensuite style access to the bathroom.

Currently rented on a fixed term lease at \$560pw until the 15th January 2025 add this one to your portfolio or collect some rent until its your turn to move in. This fabulous property is sure to be a wise investment for the future or a fantastic place to call home!

Property Details:

Council: City of Marion

Council Rates: \$1376.20pa

SA Water: \$631.28pa

Community Fees: \$1707.48pa

Land Size: 174sqm

House Size: 158sqm

Year Built: 2004

For further information please contact Jarad Henry.

Visit glenelgbrighton.ljhooker.com.au to view other LJ Hooker Glenelg | Brighton Listings.

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RLA 182909



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More About this Property

Property ID	PU9GW0
Property Type	House
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

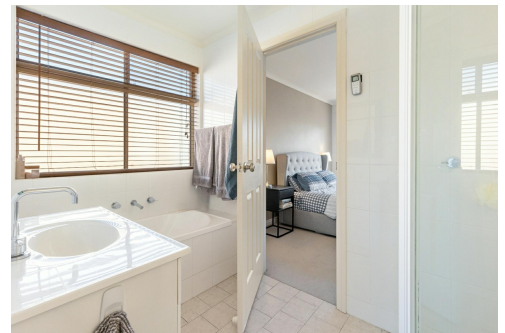
Jarad Henry 0418 842 701

Principal & Sales Consultant | jarad@ljhglenelgbrighton.com.au

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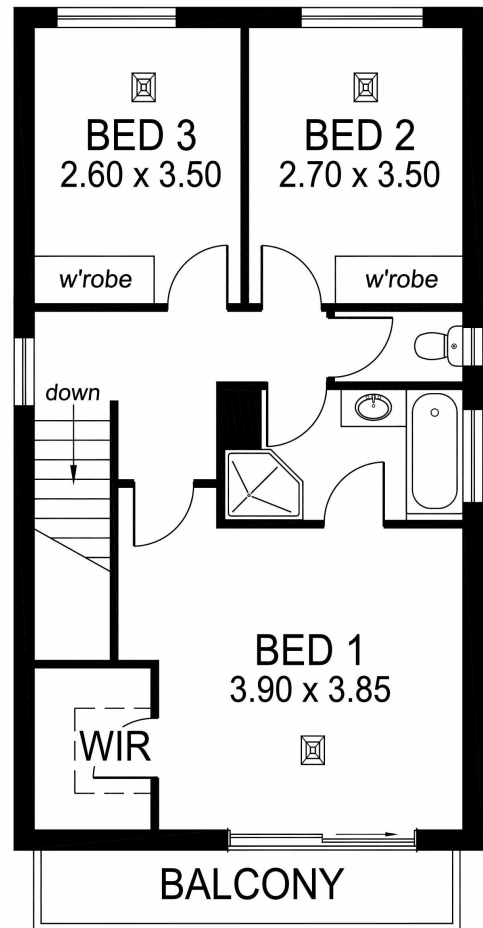
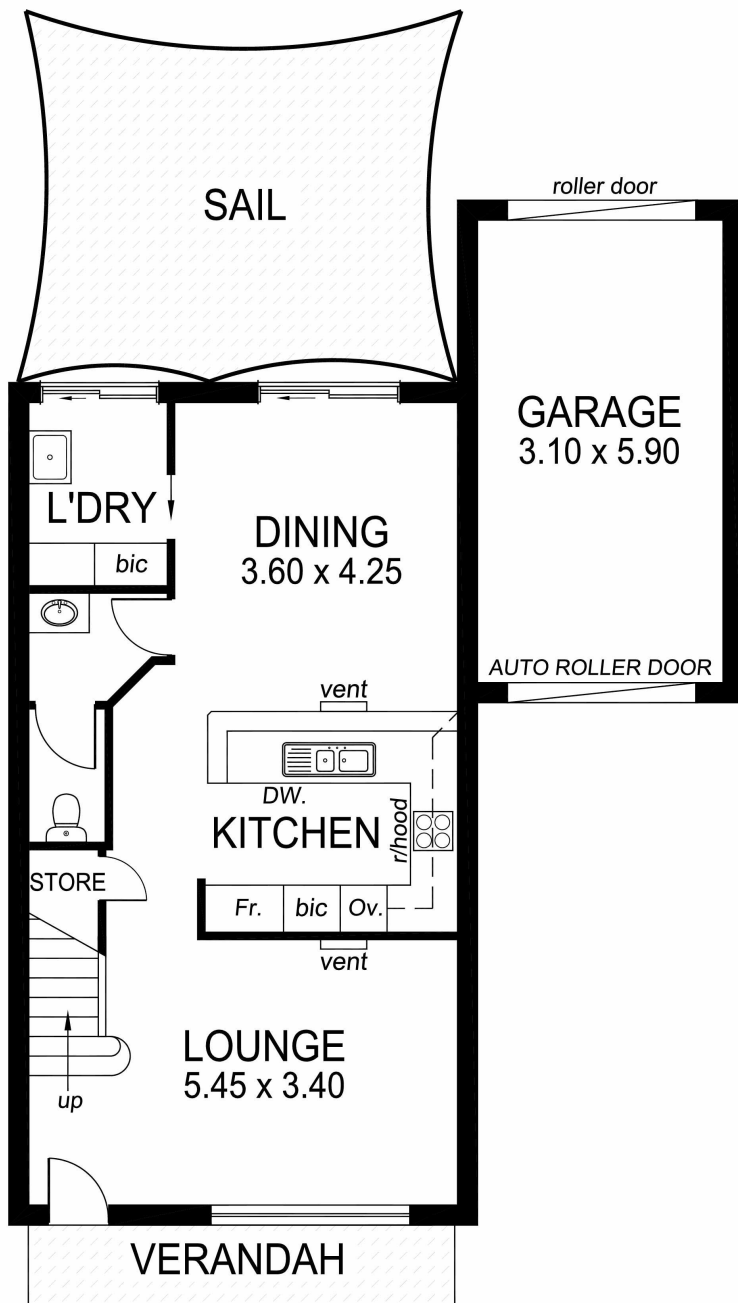
76 Oaklands Road, SOMERTON PARK SA 5044

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TOTAL AREA:	158.22m ² /17.01sqs
(Estimate only)	(incl. verandah, balcony & garage)

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