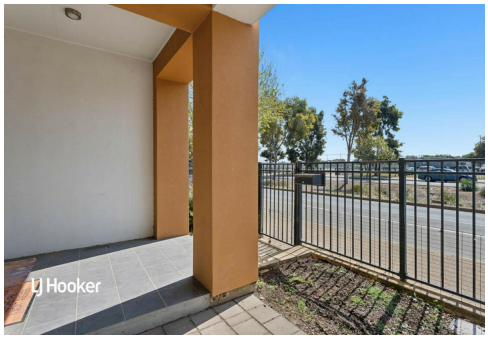
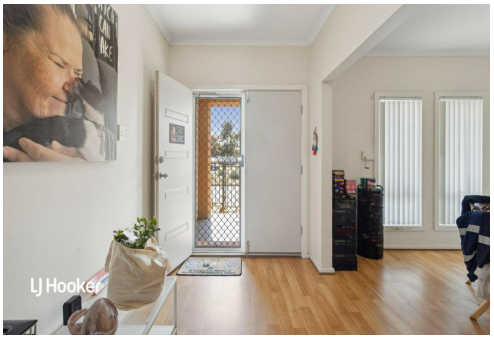
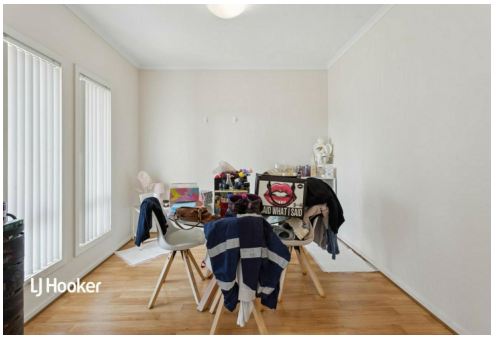








Munno Para, 118 Newton Boulevard

Investment Opportunity!

3 2 2

This modern low maintenance Community Titled townhouse offers the perfect opportunity for the new owner to have an immediate income from the current long-term tenant. Located just a short stroll to the local shopping centre, excellent schools public transport and parks, and with a balcony to take in the views, plus your own private courtyard to relax, it's sure to tick lots of boxes for homeowners and investors alike.

For Sale
$499,000 - $529,000

View
ljhooker.com.au/2ATAGJU

Contact
Steve Lund
0474 991 234
stevel@ljhsales.com.au

Features Include.

* Spacious 2 story home with separate formal lounge, plus open plan living
* Well-appointed kitchen with gas cooking, lots of storage and dishwasher
* Master bedroom with walk-in-robe, ensuite and balcony
* Bed 2 and 3, both with built-in-robes
* Split system air-conditioning provides both heating and cooling to main living area
* Secure double garaging with auto roller door
* Immediate income from long term tenant

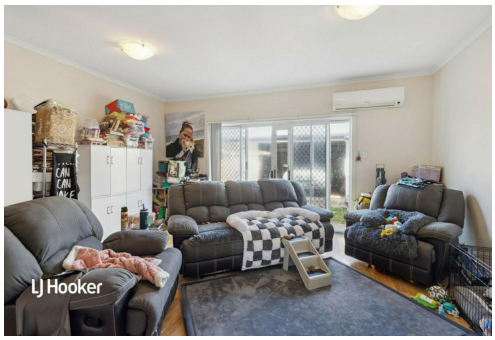
LJ Hooker

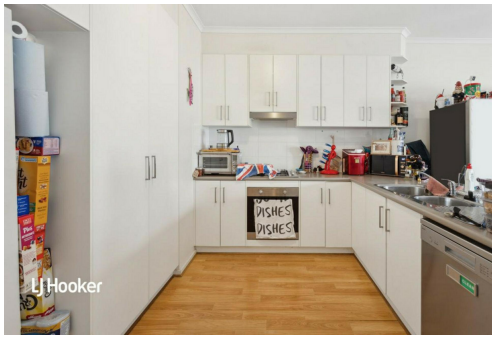
LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury
(08) 8289 6660

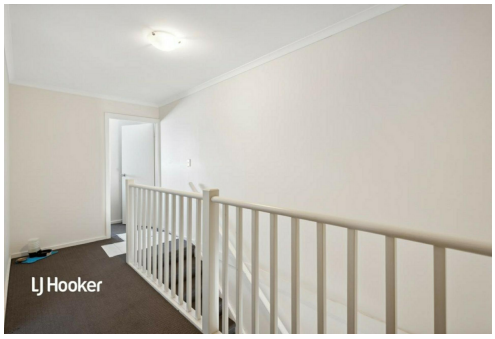
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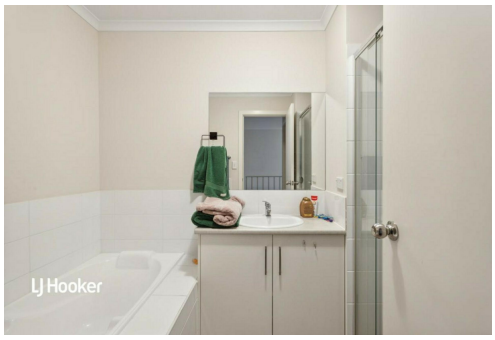
* Current rental appraisal available upon request

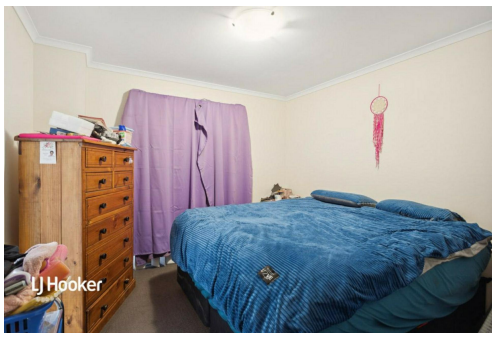
Don't miss this opportunity!
All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516











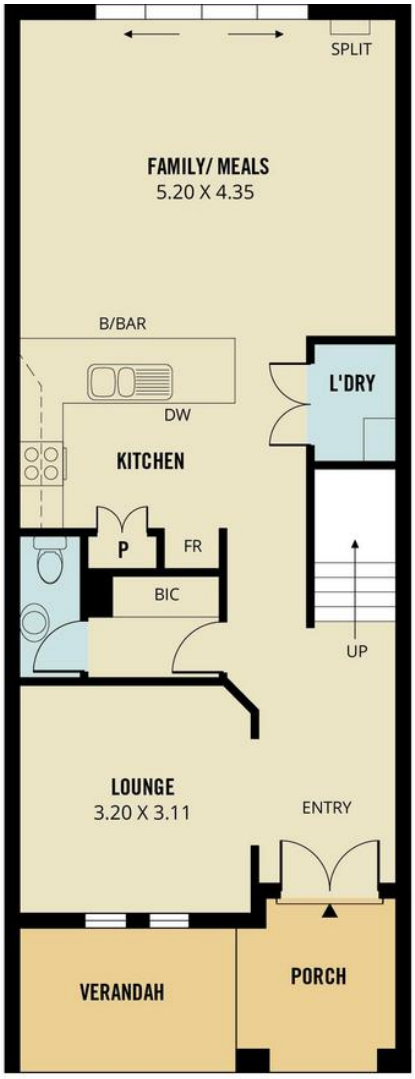
More About this Property

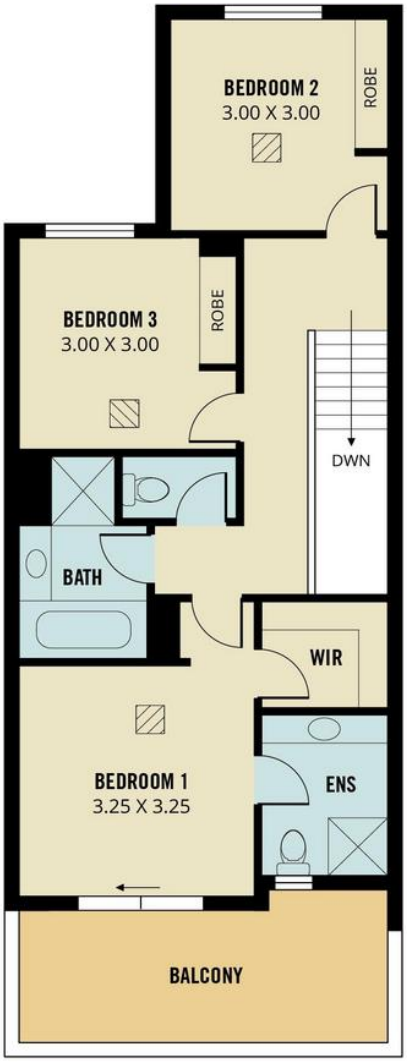
Property ID	2ATAGJU
Property Type	House
House Size	142 m²
Land Area	149 m²
Including	Air Conditioning Ducted Cooling Evaporative Cooling Balcony Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

Steve Lund 0474 991 234
Sales Specialist | stevel@ljhsales.com.au

LJ Hooker Greenwith | Golden Grove | Mawson Lakes | Modbury (08) 8289 6660
North East, Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097
greenwithgoldengrove.ljhooker.com.au | info@ljhsupport.com.au

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UPPER LEVEL

189m²	133m²	13m²	31m²	6m²	6m²
TOTAL	Living	Balcony	Carport	Porch	Verandah

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

Produced by **The Fotobase Group**

LJ Hooker

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