



13A O'leary Court, Newton

3 1 2

## Torrens Title Homette in Cul-de-sac Location with Potential to Add Value

Tucked away in a peaceful cul-de-sac, on offer is a rare blend of privacy, potential, and position. Built in the 1980s and part of a group of just two, this Torrens-titled home is ready for its next chapter - whether that's a simple update, full renovation, or simply enjoyed as is.

This is a home that will suit a wide range of buyers - downsizers, first-home buyers and investors will love this one. The scope to add value here is undeniable.

The location seals the deal. Newton Village Shopping Centre is just around the corner, while local favourites like Target Newton, specialty grocers, and cafes are close by. Thorndon Park Reserve is only moments away. Highly regarded schools, a number of parks, and public transport are within striking distance.

Opportunities like this don't come up often in such a tightly held street. Make your move today and unlock the full potential of this well-located gem.

### FOR SALE

Sold by Nick Ploubidis LJH  
Kensington|Unley

### AGENTS

Nick Ploubidis  
0423 840 514  
nploubidis@ljhkensingtonunley.com.au

Jonathan Teng  
0430 140 364  
jteng@ljhkensingtonunley.com.au

### AGENCY

LJ Hooker Kensington | Unley  
(08) 8431 6088

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



Experience the difference with LJ Hooker Kensington | Unley -  
Contact us today to arrange your inspection.

Best Offer By: Closes Thursday 28th August at 12pm

(\$700,000 - \$750,000)

CT: Volume 5081 Folio 857

Council: Campbelltown City Council

Council Rates: \$1,541.75 per annum (approx.)

Water Rates: \$184.08 per quarter (approx.)

Land Size: 413 square metres (approx.)

Year Built: 1988 (approx.)

To make an offer, copy and paste the Offer Form link into your browser:

<https://prop.ps//YxbtytHC1kDh>

## MORE DETAILS

Property ID	61E1FDJ
Property Type	House
House Size	208 m2
Land Area	413 m2

**Nick Ploubidis 0423 840 514**

Principal | Auctioneer | [nploubidis@ljhkensingtonunley.com.au](mailto:nploubidis@ljhkensingtonunley.com.au)

**Jonathan Teng 0430 140 364**

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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.

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