

2/9-17 Boulton Mews, North Adelaide

1 1 1

Neat and Sweet in A Premier Location!

This charming unit is located in the heart of North Adelaide, just a hop, skip, and a jump from the hustle and bustle of O'Connell Street, and only a short distance to the Adelaide CBD. This is an opportunity to secure not only a property but also a lifestyle you will truly treasure!

The property is currently tenanted on a fixed-term lease until 25 May 2026, for an amount of \$385 per week.

Features include:

- One bedroom with built-in robe and open balcony overlooking beautiful gardens
- Split system heating and cooling in both the main living area and bedroom
- Light-filled living/dining area and kitchen with ample bench space and storage
- Bathroom and laundry on the ground level
- Easy-care, low-maintenance floorboards on the ground level and carpet on the upper level
- Private courtyard - an ideal spot to enjoy the peace and quiet and take in the afternoon sun
- Off-street, allocated carport parking

FOR SALE
\$520,000 - \$560,000

AGENTS

Ryan Graham
0400 912 287
ryang@ljhsales.com.au

Michael Fenn
0405 157 840
michaelf@ljhsales.com.au

AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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.

LJ Hooker

- Walking distance to public transport options

This property is an excellent opportunity for those looking to move in and enjoy everything this vibrant location has to offer. For astute investors, this low-maintenance property is the perfect addition to bolster your portfolio.

You won't be disappointed, enquire today!

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

MORE DETAILS

Property ID	2CA2GJU
Property Type	House
House Size	61 m2
Including	Courtyard Outdoor Entertaining Floorboards Fully Fenced

Ryan Graham 0400 912 287

Sales Specialist | ryang@ljhsales.com.au

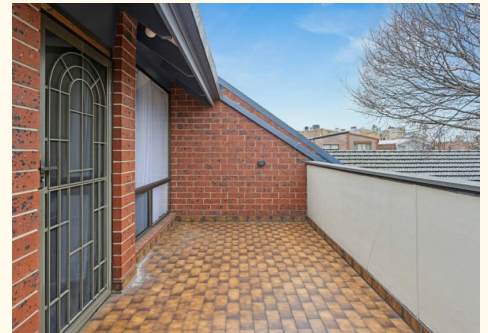
Michael Fenn 0405 157 840

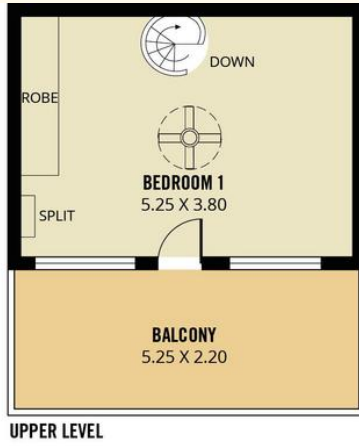
Managing Director | Auctioneer | michaelf@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660

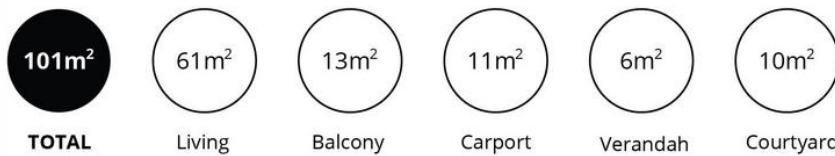
Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097

propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au





NOT IN POSITION



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**