

## Oaklands Park, 7/38 Murray Tce

Appealing 1-Bedroom Unit in Prime Location



This appealing one bedroom unit offers the perfect blend of convenience and comfort. Ideally located near public transport (bus & train), it's just a short walk to Westfield Marion and the Marion Indoor Pool.

Set in a serene garden setting, the unit includes a designated car park and a private rear courtyard, perfect for relaxing or entertaining.

### Key Features:

- Open Plan Living: Spacious layout with stylish vinyl-look timber flooring in living areas and carpet in the bedroom.
- Modern Kitchen: With ample storage, new appliances, and direct access to the courtyard.
- Comfort Year-Round: Reverse cycle air conditioner and ceiling fan in the lounge room.
- Spacious Bedroom: Includes a large built-in robe for all your storage needs.

**For Sale**  
Under Offer

**View**  
[ljhooker.com.au/PEGGW0](http://ljhooker.com.au/PEGGW0)

**Contact**  
**Jarad Henry**  
0418 842 701  
[jarad@ljhglenelgbrighton.com.au](mailto:jarad@ljhglenelgbrighton.com.au)  
**Debbie Mundy**  
0401 597 482  
[debbie@ljhglenelgbrighton.com.au](mailto:debbie@ljhglenelgbrighton.com.au)



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**(08) 8294 6000**

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- Functional Bathroom: Features laundry facilities with space for your washing machine.
- Outdoor Perks: Private courtyard with clothesline, garden shed, and additional storage.
- Designated Car Park: Convenience at your doorstep.

This unit is ideal for singles or couples seeking a convenient lifestyle in a fantastic location or investors looking to add to their portfolio with an expected rental return of \$400 per week. Don't miss this opportunity to secure your this great opportunity.

To submit an offer on this property visit this link: <https://prop.ps/aolXe623DjAE>

**Property Details:**

Council: City of Marion  
 Council Rates: \$TBA  
 SA Water: \$TBA  
 Strata Fees: \$504 pq  
 House Size: 56sqm (approx)  
 Year Built: 1984

For further information please contact Jarad Henry or Debbie Mundy.

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**Disclaimer:** Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 182909



## More About this Property

<b>Property ID</b>	PEGGW0
<b>Property Type</b>	Unit
<b>House Size</b>	56 m <sup>2</sup>

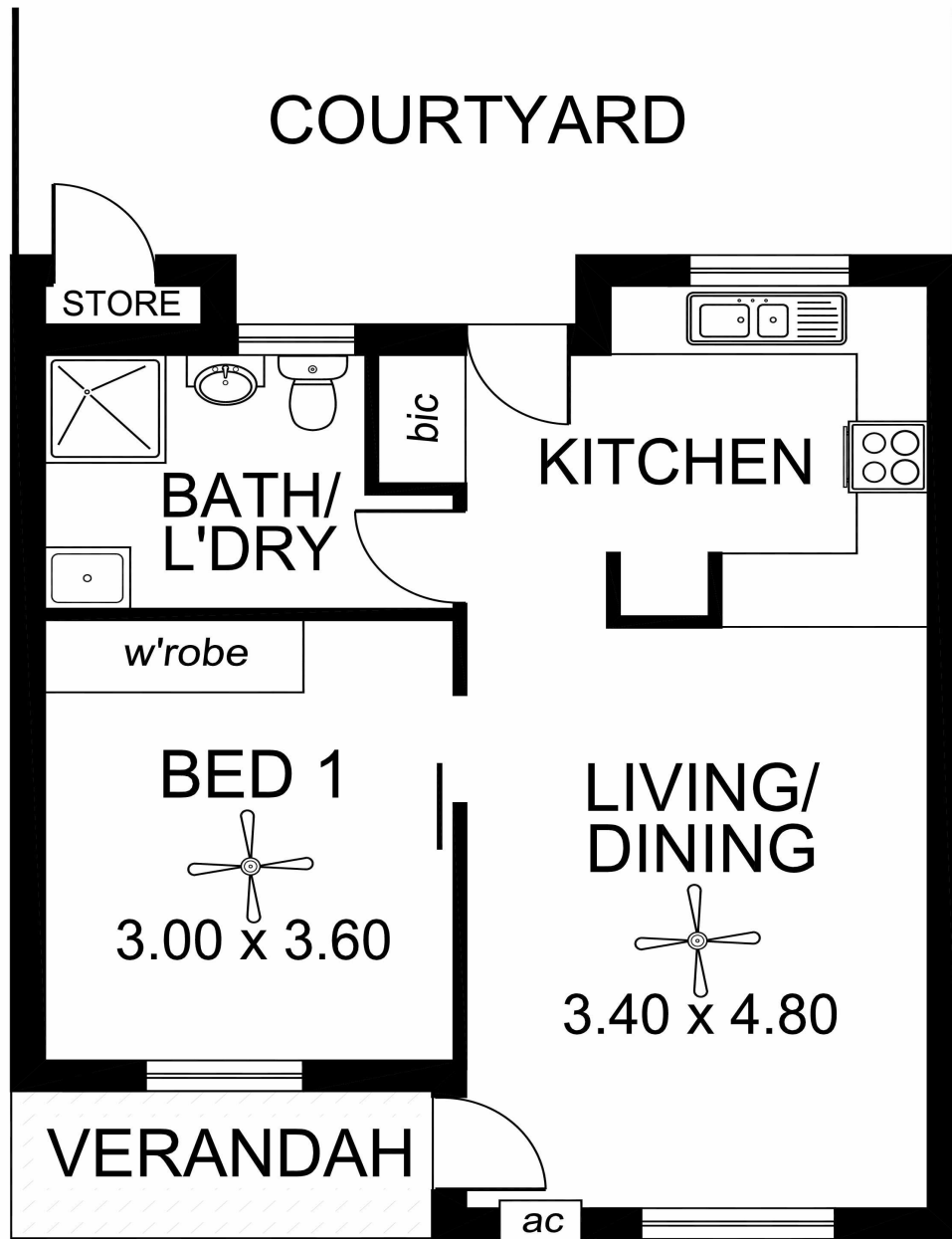
**Jarad Henry 0418 842 701**  
 Principal & Sales Consultant | [jarad@ljhglenelgbrighton.com.au](mailto:jarad@ljhglenelgbrighton.com.au)  
**Debbie Mundy 0401 597 482**  
 Sales Consultant | [debbie@ljhglenelgbrighton.com.au](mailto:debbie@ljhglenelgbrighton.com.au)

**LJ Hooker Glenelg | Brighton (08) 8294 6000**  
 76 Oaklands Road, SOMERTON PARK SA 5044  
[glenelgbrighton.ljhooker.com.au](http://glenelgbrighton.ljhooker.com.au) | [rebecca@ljhglenelgbrighton.com.au](mailto:rebecca@ljhglenelgbrighton.com.au)



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<b>TOTAL AREA:</b> (Estimate only)	56.90m <sup>2</sup> /6.11sqs
	(incl. verandah)

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