



1/16 Cotton Street, Ovingham

## Easy Lifestyle, Exceptional Opportunity

Recently refreshed and ready to enjoy, this three-bedroom townhouse is an appealing option for first-home buyers and smart investors. With a full interior repaint plus brand-new laminate floors and plush carpeting, the home feels bright, modern and welcoming from the moment you step inside.

Created for easy, low-upkeep living and conveniently located just minutes from the Adelaide CBD, it offers everyday practicality with strong lifestyle appeal. Combining comfortable living spaces with retained character elements, the property also provides excellent potential to update further and add value over time. An ideal purchase with both immediate comfort and future upside.

### Property highlights:

- Three bedrooms, including master with walk-in robe and ensuite
- Bedrooms 2 and 3 with sliding door access to back courtyard
- Newly installed laminate flooring and plush carpets
- Freshly painted throughout
- Spacious open-plan living and dining area
- Central kitchen featuring brand new Chef gas cooker, double sink, generous storage and breakfast bar

3 2 1

### FOR SALE

\$850,000 - \$900,000

### VIEW

Sat 21st Feb @ 10:00AM - 10:30AM

### AGENTS

Carla Doecke  
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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.



- New LED lighting throughout
- Split-system air conditioning on the lower level for year-round comfort
- Undercover carport
- Private, low-maintenance courtyard
- Second toilet located downstairs
- Gas hot water system
- Strata fees approximately \$378pq (approx.) admin fund

Positioned within easy walking distance of Ovingham Train Station, public transport, parklands, shops and a variety of dining options, the location offers outstanding everyday convenience.

Contact Carla Doecke on 0456 830 122 for further information.

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	2D09GJU
Property Type	House
House Size	144 m2

**Carla Doecke 0456 830 122**

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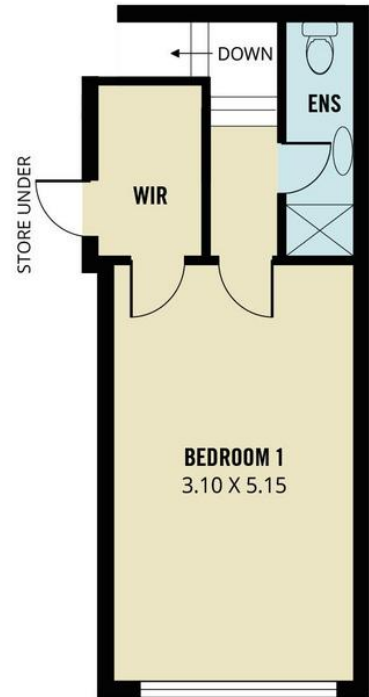
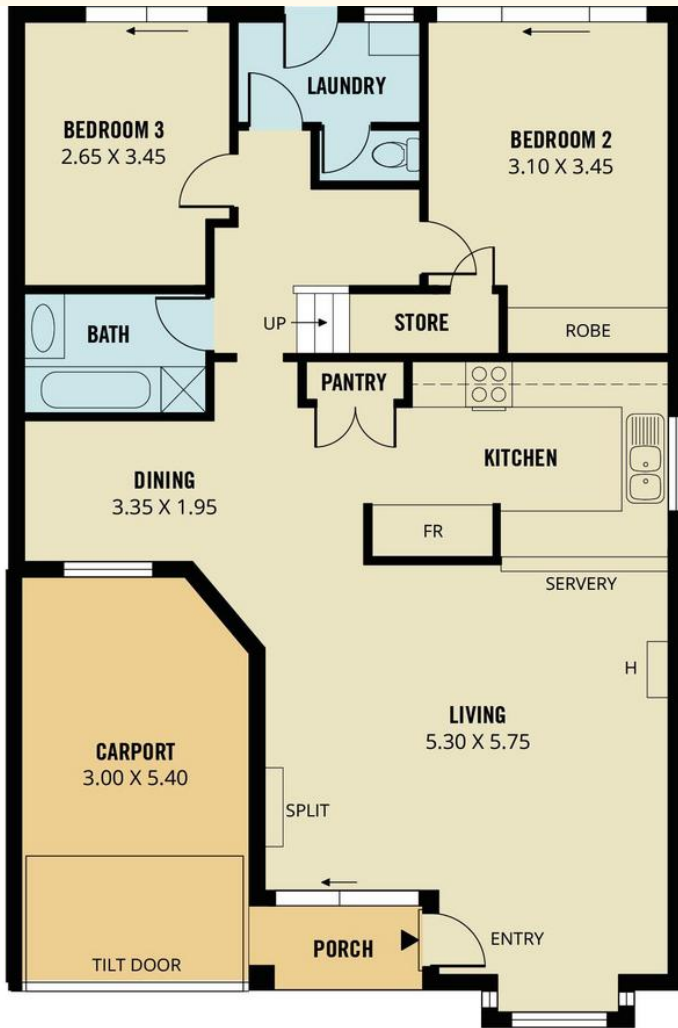
**LJ Hooker Property Specialists (08) 8289 6660**

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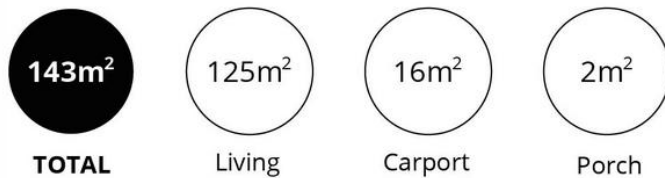
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UPPER LEVEL



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