



4/16 Cotton Street, Ovingham

Ideal First Home or Savvy Investment

Freshly updated and ready to move in, this three-bedroom townhouse presents the perfect opportunity for first home buyers and savvy investors alike!

Recently repainted and refreshed throughout, the home boasts brand new laminate flooring and plush carpets, creating a modern and inviting feel. Its low-maintenance grounds make for effortless living, while the convenient location just a short distance from the Adelaide CBD ensures you'll never be far from the action.

Blending comfort with potential, this property still retains some of its original features, giving you the freedom to add your own personal touches and truly make it your own.

Whether you're seeking a smart investment or a place to call home, this townhouse offers a practical lifestyle and excellent long-term appeal.

Features to note:

- Three bedrooms, master with walk-in robe
- Recently laid laminate flooring and carpets

3 1 1

FOR SALE
\$685,000 - \$750,000

AGENTS

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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

- Freshly painted throughout
- Open plan living and dining with study nook
- Split system air-conditioner providing comfort year-round
- Undercover carport
- Low maintenance yards
- Second toilet downstairs
- Strata fees / \$357pq (approx.) admin fund

Located just a short walk to Ovingham train station and nearby bus routes, plus within easy reach of local reserves, parklands, shopping and a variety of eateries, this is a lifestyle address you won't want to miss.

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	2CAPGJU
Property Type	House
House Size	126 m2

Carla Doecke 0456 830 122

Sales Specialist | carlad@ljhsales.com.au

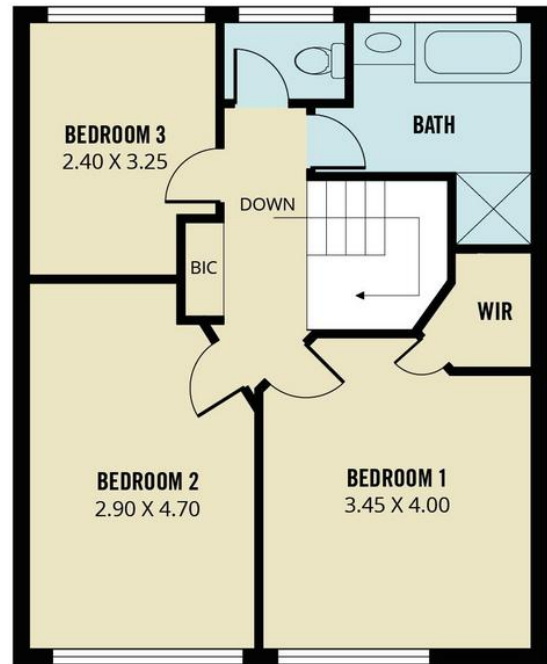
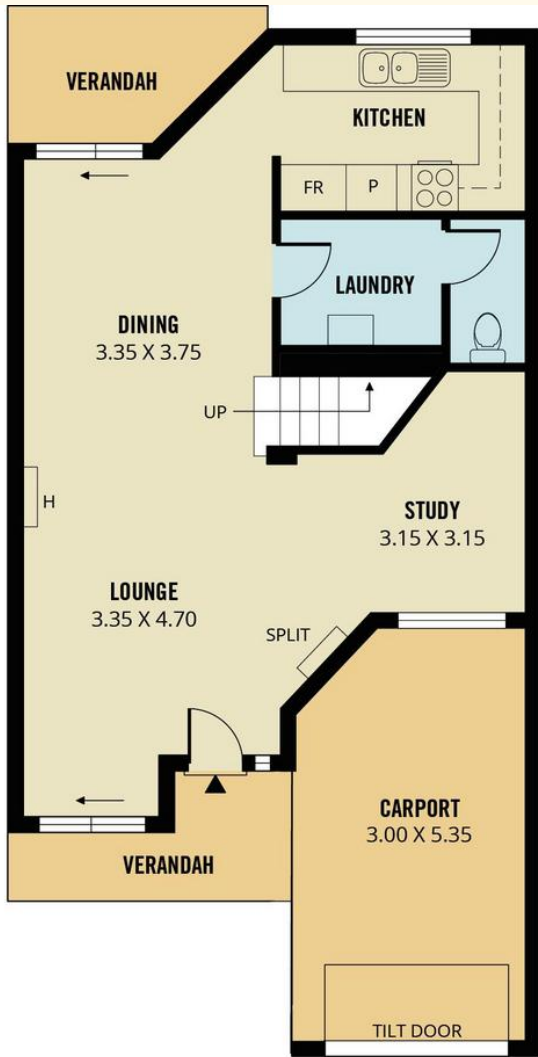
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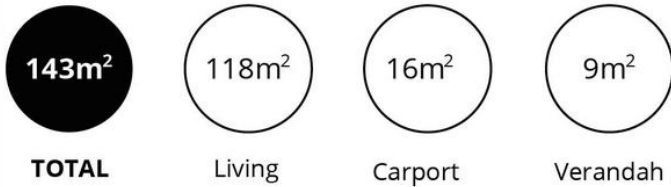
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UPPER LEVEL



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.

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