






2/16 Cotton Street, Ovingham

3  2  1 

Lifestyle Convenience with Endless Potential

Freshly updated and move-in ready, this three-bedroom townhouse offers an outstanding opportunity for first-home buyers and astute investors. Recently repainted throughout and enhanced with brand new laminate flooring and plush carpets, the home delivers a modern, welcoming atmosphere.

Designed for low-maintenance living and positioned just moments from the Adelaide CBD, it combines everyday convenience with lifestyle appeal. With a blend of comfort and retained original features, the property also presents scope to personalise and add value over time. A smart purchase offering both lifestyle and long-term potential.

Features to note:

- Three bedrooms, master with walk-in robe and ensuite
- Recently laid laminate flooring and carpets
- Freshly painted throughout
- Open plan living and dining
- Central kitchen with gas cooking, double sink, plenty of storage and breakfast bar
- Split system air-conditioner on lower level providing comfort year-round

FOR SALE
UNDER CONTRACT

AGENTS

Carla Doecke
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Michael Fenn
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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**

- Undercover carport
- Low maintenance with private outdoor courtyard
- Second toilet downstairs for added convenience
- Strata fees / \$378pq (approx.) admin fund

Within easy walking distance of Ovingham Train Station, public transport, parklands, shopping and an array of eateries, this superb location delivers outstanding lifestyle convenience.

Contact Carla Doecke on 0456 830 122 to 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	2CRXGJU
Property Type	Townhouse
House Size	144 m2
Including	Courtyard Secure Parking Fully Fenced

Carla Doecke 0456 830 122

Sales Specialist | carlad@ljhsales.com.au

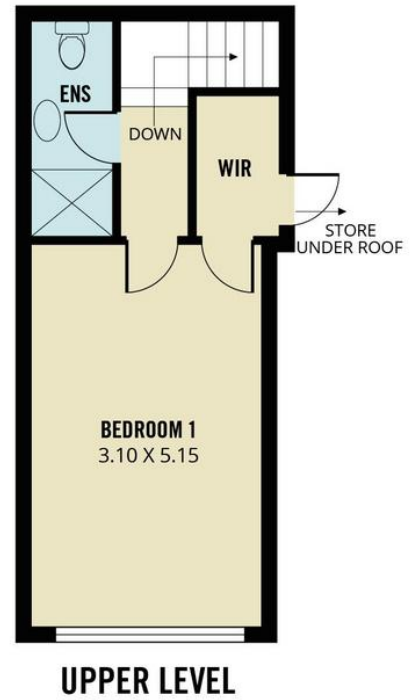
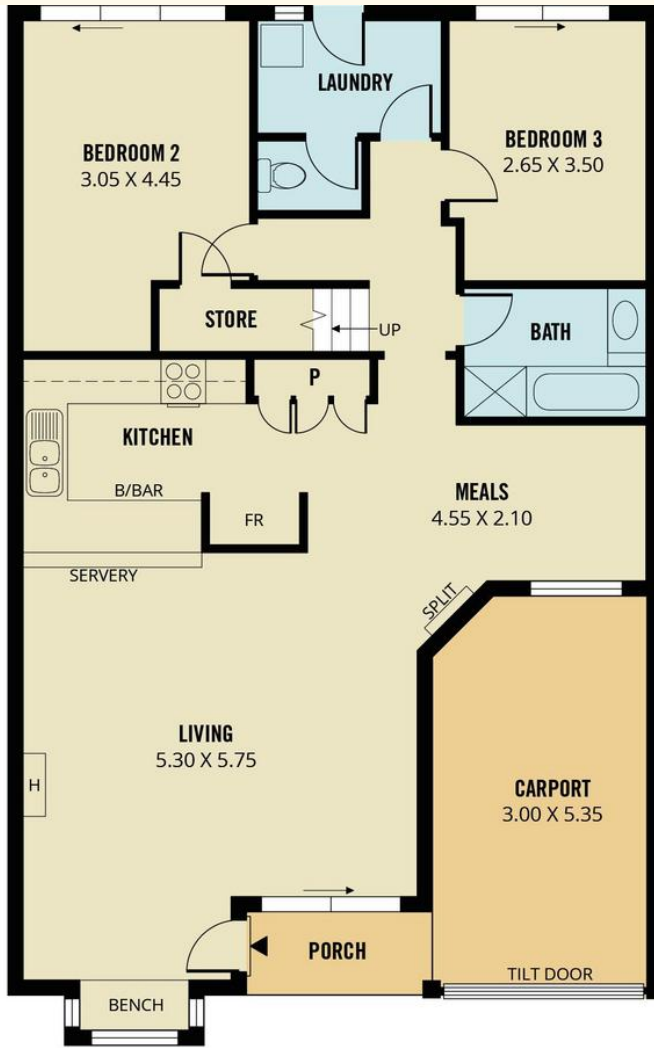
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148m²

TOTAL

129m²

Living

3m²

Porch

16m²

Carport

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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