



Sold



3/3 Nilpena Avenue, Park Holme

## The Perfect First Step or Investment

Positioned on the first floor, this well presented two bedroom unit offers low maintenance living. Ideally located in one of Adelaide's high growth suburbs, you are only a short drive to the CBD, Westfield Marion, Flinders University and Medical Centre, Adelaide Airport and some of the coast's most beautiful beaches. A range of quality schools and local amenities are also within easy reach.

Whether you are an investor or owner occupier, you'll appreciate the affordability of this self managed group, with low quarterly fees.

Features you'll love;

- Two generous bedrooms, both with ceiling fans (main with built-in robe)
- Light filled lounge with reverse cycle air conditioning and ceiling fan
- Spacious, well equipped kitchen with a four burner gas cooktop, stainless steel appliances, oven, filtered water tap and generous cupboard space - perfect for everyday living and entertaining alike.
- Handy built-in hallway storage
- Private balcony adjoining the kitchen
- Secure lock-up carport

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.

2 🏠 1 🚿 1 🚗

**FOR SALE**  
UNDER CONTRACT

### AGENTS

Jarad Henry  
0418 842 701  
jarad@ljhglenelgbrighton.com.au

Debbie Mundy  
0401 597 482  
debbie@ljhglenelgbrighton.com.au

### AGENCY

LJ Hooker Glenelg | Brighton  
(08) 8294 6000

 **LJ Hooker**

- Laminated flooring through out

Move straight in and enjoy or lease out with confidence.

To submit an offer on this property visit this link:

<https://prop.ps/bl3HcteSvBPT>

Property Details:

Council: Marion

Council Rates: TBA

SA Water: TBA

Strata Fees: \$540pa

House Size: 65sqm

Year Built: 1971

Expected Rental Return: \$480pw

For further information please contact Jarad Henry or Debbie Mundy.

Visit [glenelgbrighton.ljhooker.com.au](http://glenelgbrighton.ljhooker.com.au) to view other LJ Hooker Glenelg | Brighton Listings.

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 DETAILS

Property ID	QBRGW0
Property Type	Unit
House Size	65 m2

**Jarad Henry 0418 842 701**

Principal | Auctioneer | Sales Consultant |

[jarad@ljhglenelgbrighton.com.au](mailto:jarad@ljhglenelgbrighton.com.au)

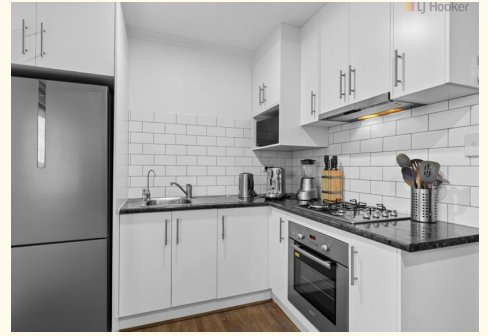
**Debbie Mundy 0401 597 482**

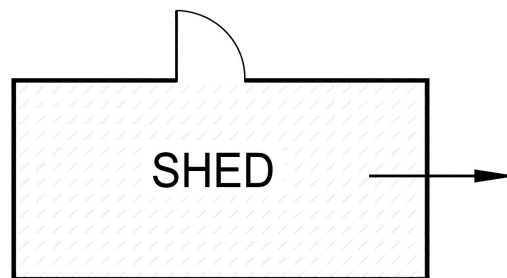
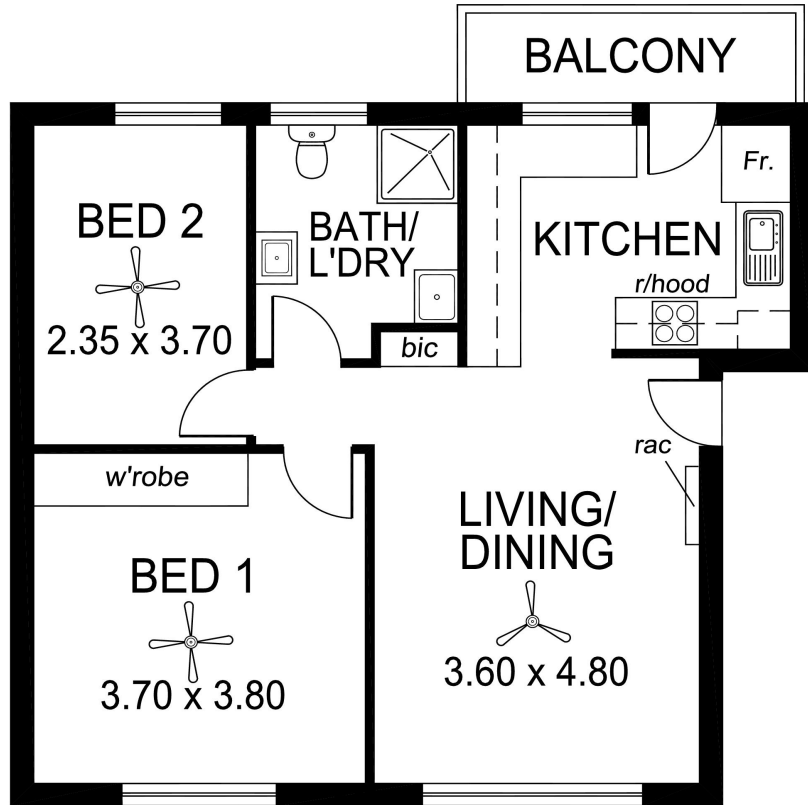
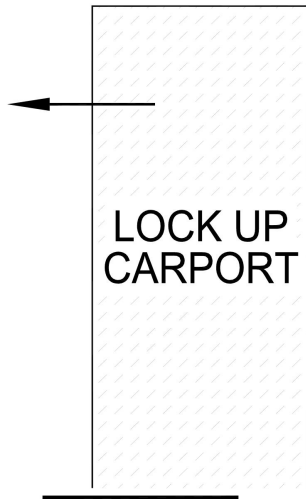
Co-Agent to Jarad Henry | [debbie@ljhglenelgbrighton.com.au](mailto:debbie@ljhglenelgbrighton.com.au)

**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)





TOTAL AREA:	65.36m <sup>2</sup> /7.02sqs
(Estimate only)	

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