



## Plympton, 6/10-12 Alice Street

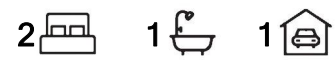
Great Opportunity In Popular Location ~ Best Offers ~ PG  
\$400,000

This ground floor unit in a well-kept group of 12 is the perfect first home or suit astute investor looking to add to their portfolio. Located in this popular suburb, about half way between the Adelaide CBD or Glenelg, and you can literally walk to the tram and make your way in either direction with a minimum of fuss. Great local shopping, medical, and recreational activities are all close at hand. The unit itself comprises 2 bedrooms, (bir's), generous open plan living and dining with adjacent fully functional kitchen with as new stove. A central bathroom with laundry facilities completes your main rooms. Soft neutral tones throughout along with floating floors. Comfort all year round with R/C A/C and a dedicated off-street undercover carpark safely houses your vehicle. Currently leased until March 2026 at \$340.00 a week, it gives you ample time to plan a move if looking to reside in it or you have a readymade investment all up and going.

To submit an offer on this property visit this link: <https://prop.ps/Wti6T494FCII>



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/Q4WGW0](http://ljhooker.com.au/Q4WGW0)

**Contact**  
**Peter Hurcombe**  
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[peter@ljhglenelgbrighton.com.au](mailto:peter@ljhglenelgbrighton.com.au)

**LJ Hooker Glenelg | Brighton**  
**(08) 8294 6000**

For further information please contact Peter Hurcombe.

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 About this Property

<b>Property ID</b>	Q4WGW0
<b>Property Type</b>	Unit
<b>House Size</b>	74 m2
<b>Land Area</b>	75 m2

**Peter Hurcombe 0402 084 910**

Principal & Sales Consultant | [peter@ljhglenelgbrighton.com.au](mailto:peter@ljhglenelgbrighton.com.au)

**LJ Hooker Glenelg | Brighton (08) 8294 6000**

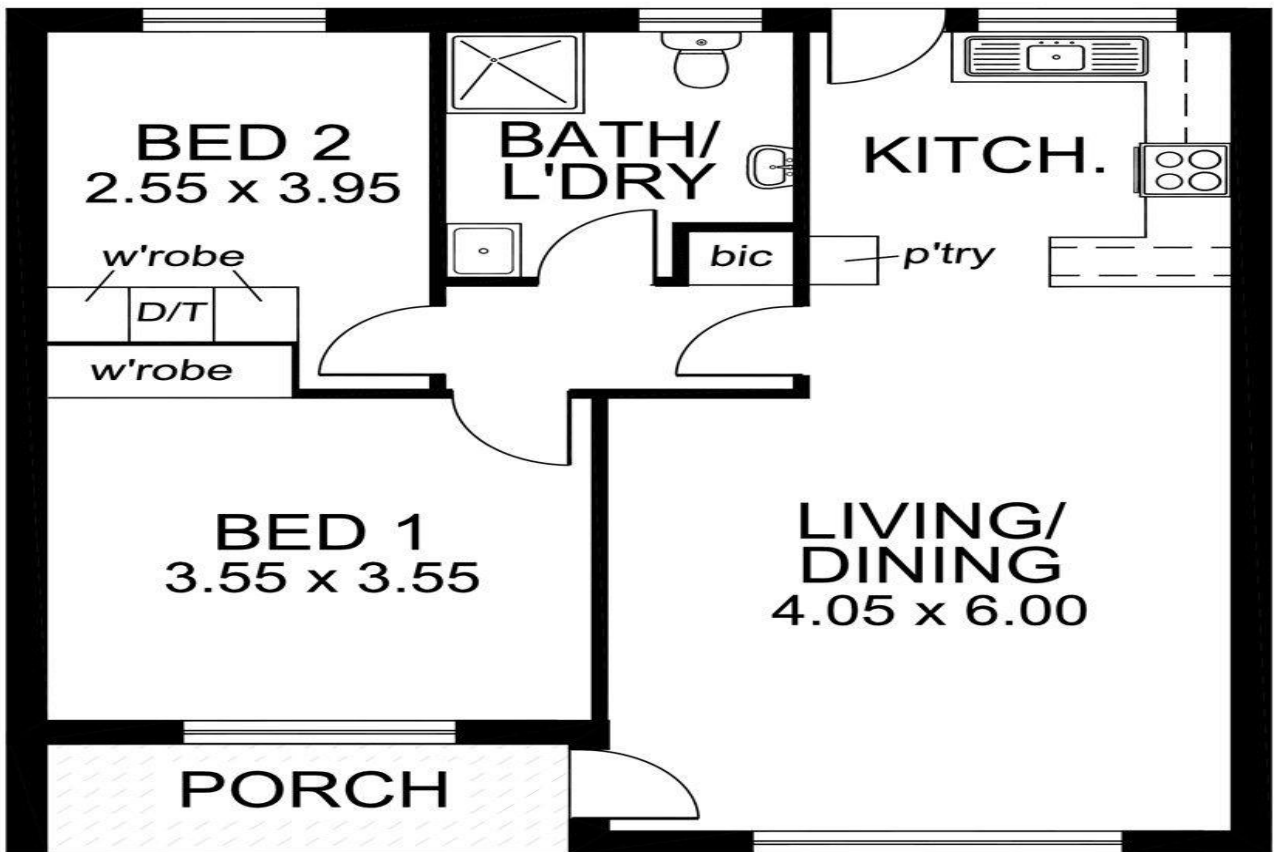
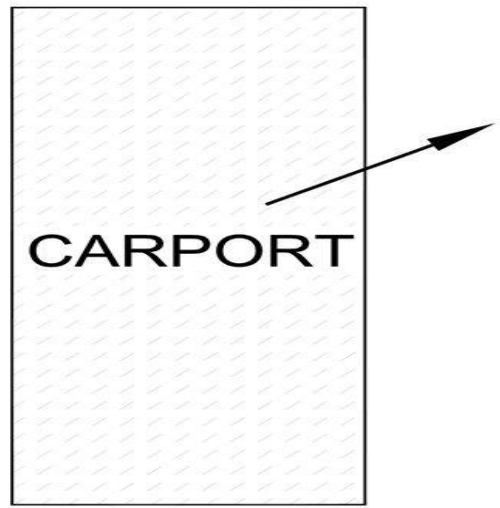
76 Oaklands Road, SOMERTON PARK SA 5044

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AREA (Estimate only)	
LIVING:	71.32m <sup>2</sup>
PORCH:	4.37m <sup>2</sup>
CARPORT:	12.65m <sup>2</sup>
TOTAL:	88.34m <sup>2</sup>

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