



RES 5/67 Milner Road, Richmond

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Convenient Ground Floor Unit in Sought After Location

Best Offers By Tuesday 16th December at 3pm

Located on the ground floor, this well-presented unit delivers a low-maintenance, lock-up-and-leave lifestyle - perfect for first-home buyers, investors, or downsizers.

Inside, an open-plan living and dining area flows seamlessly into the kitchen, complete with ample storage, a gas cooktop, and split-system air conditioning. Two bedrooms sit off the main hallway, with the master featuring built-in wardrobes, while the central bathroom also incorporates laundry facilities for added convenience.

Outdoors, residents can enjoy the communal pool - an ideal spot to relax and cool off during summer. An allocated off-street car space is also included.

Perfectly placed between the city and the coast, this location offers the best of both worlds. A short drive West, you'll find yourself at Henley Beach or West Beach, while a short 10-minute trip east brings you right into Adelaide's CBD. Families are well catered for with nearby schooling options, including Cowandilla and Richmond

FOR SALE
Contact Agent

AGENTS

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AGENCY

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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**

Primary plus zoning for Adelaide High and Adelaide Botanic High Schools.

Key Features

- Open plan living and meals area
- Kitchen with ample storage, gas cooktop and AC
- Two bedrooms, master with built-in wardrobes
- Central bathroom with laundry facilities
- One allocated parking space
- Fenced communal pool area
- Zoned for Adelaide High and Adelaide Botanic High Schools

Specifications

Title: Strata Title
Year built: c1972
Council: City of West Torrens
Council rates: \$1,227.75pa (approx)
ESL: \$95.15pa (approx)
SA Water & Sewer supply: \$176.30pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

MORE DETAILS

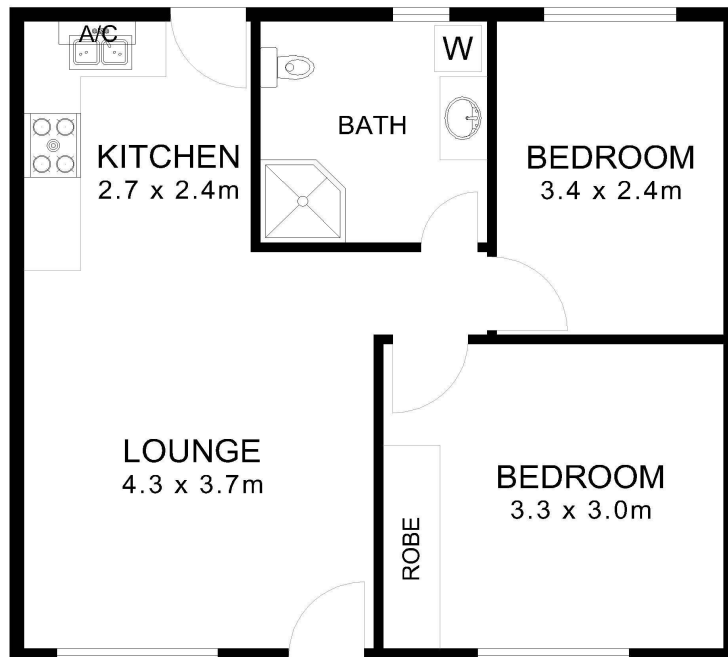
Property ID	Y3RHDM
Property Type	Unit
Including	Air Conditioning Close to Schools Close to Shops Close to Transport

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**NOT IN POSITION*



Approx Gross
Living = 50m ²
Carport = 14m ²
Total = 64m ²

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For Illustrative purposes only. All measurements are approximate.
Andrew Waters Photography