



3/61 Milner Road, Richmond

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## Affordable Ground Floor Entry or Investment Opportunity

Nestled in vibrant Richmond, just 3 km west of Adelaide's CBD, this solid brick ground-floor unit at 6/31 Milner Road offers a rare chance to secure a light-filled space with private outdoor living-ideal for investors, renovators, first-home buyers, or those entering the market.

### Property Highlights:

- Two bedrooms, both with built-in robes-plenty of storage
- Separate bathroom featuring a convenient internal laundry, including a bath
- Reverse cycle air conditioning for year-round comfort
- Loads of natural light throughout-bright, inviting, and airy
- Spacious rear yard-the perfect low-maintenance setting for barbecues, gatherings, or quiet outdoor time
- Secure single carport for one vehicle
- Strong bones: solid brick construction, with huge potential for updates or a stylish renovation
- Ground-floor convenience ensures easy living and accessibility

### Why You'll Love Richmond:

Richmond is a bustling, inner-west suburb in the City of West Torrens, offering excellent connectivity via South and Marion Roads, plus nearby Mile End and Adelaide Showground train stations and multiple

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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bus routes. You're only minutes from vibrant cafe strips, local shops, and the famous Richmond Oval-home of the West Adelaide Football Club-and a local hub for community events and recreation. Plus, with Adelaide's property market growing strongly, Richmond is gaining recognition among suburbs tipped to reach million-dollar status.

**Disclaimer:**

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. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

**MORE DETAILS**

Property ID	4ZUDFE8
Property Type	Unit
House Size	53 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes Fully Fenced

**Josie Auricchio 0419 269 503**

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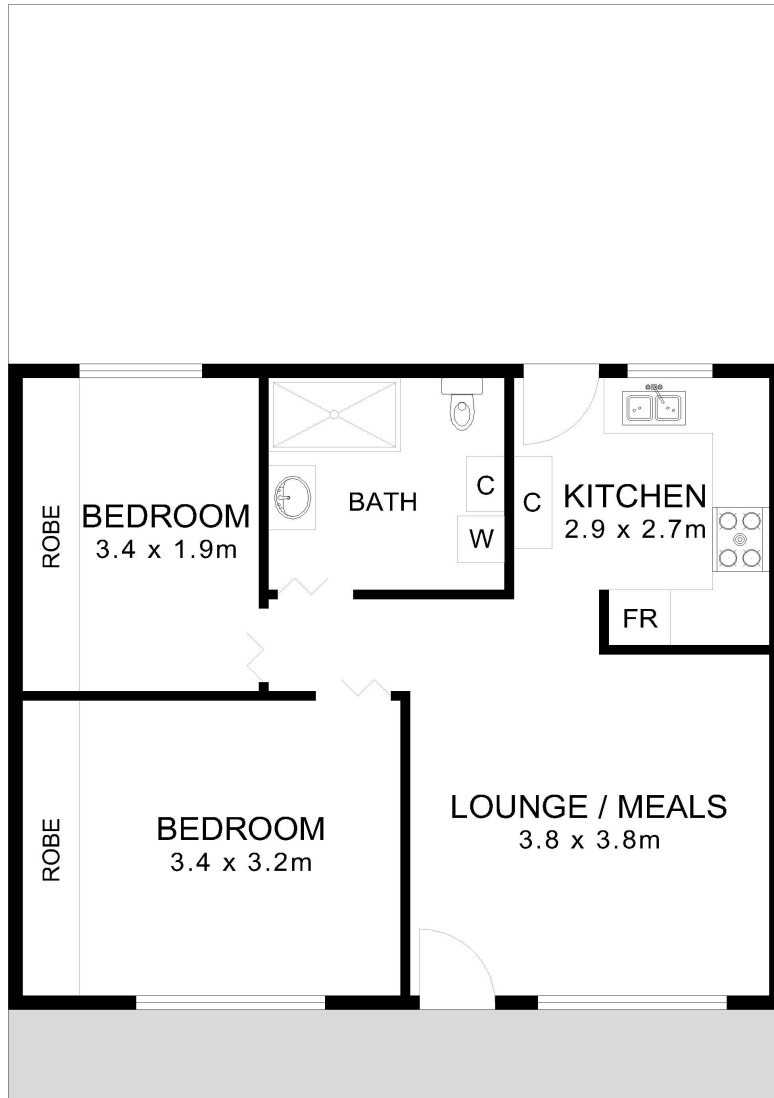
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\*NOT IN POSITION



Approx Gross  
 Living = 53m<sup>2</sup>  
 Carport = 11m<sup>2</sup>  
 Porch = 8m<sup>2</sup>  
 Total = 72m<sup>2</sup>

### 3/61 Milner Road Richmond

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