



## Somerton Park, 1/5 Tarlton Street

Sold at Auction by Nick Ploubidis & Jonathan Teng LJ Hooker Kensington|Unley

Auction Location: on site

"Under Instructions from the Public Trustee"

Well Proportioned Homette Ripe for Renovation

In the heart of highly sought-after Somerton Park and just a short stroll to the beach, this well proportioned homette offers an exciting opportunity for those wanting to make their mark.

Tucked privately in a small strata titled group of just two, surrounded by private yard space, this property is the perfect downsizer, a great starter or a very wise addition to the investment portfolio. With a little vision and flair, the opportunity to unlock some serious



**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/61DVFDJ](http://ljhooker.com.au/61DVFDJ)

**Contact**  
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**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

potential awaits while securing your future in a location that's always in demand. The floorplan provides a solid foundation to update and enhance over time. Whether you're planning a light makeover or a full transformation, the value add here is undeniable.

Separate lounge, kitchen meals and two large bedrooms along with front and rear yards and secure garaging plus room for additional off street parking. Throw in a great beachside location, this one ticks all the boxes.

This is your chance to take home in one of Adelaide's most sought after beach suburbs and make it something truly special. A smart buy in a brilliant location.

Enquire today to experience the difference with LJ Hooker Kensington Unley.

AUCTION: Friday 22nd August at 12:30pm, on site  
(\$700,000)

CT: Volume 5053 Folio 752

Council: City of Holdfast Bay

Council Rates: \$1,440.40 per annum (approx.)

Water Rates: \$194.40 per quarter (approx.)

Strata Fees - Insurance Only: \$1,227.50 per annum (approx.)

Year Built: 1974 (approx.)

To register interest, copy and paste the link into your browser:

<https://prop.ps//akLmG8R1UIIT>

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

## More About this Property

<b>Property ID</b>	61DVFDJ
<b>Property Type</b>	House
<b>House Size</b>	123 m2

**Nick Ploubidis 0423 840 514**

Principal | Auctioneer | [nploubidis@ljhkensingtonunley.com.au](mailto:nploubidis@ljhkensingtonunley.com.au)

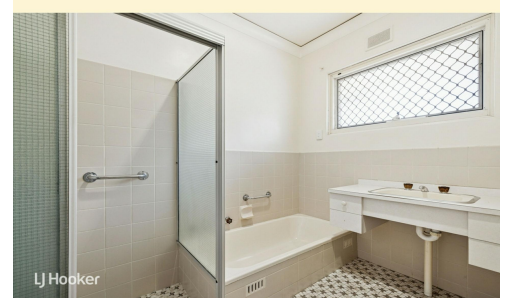
**Jonathan Teng 0430 140 364**

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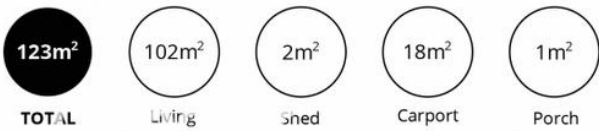
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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