



South Plympton, 68 Melville Street

SOLD PRIOR TO AUCTION UNDER VENDORS INSTRUCTIONS

Vintage Charm Meets Modern Possibilities - Welcome to a charming Symmetrical Cottage, circa 1920, awaiting its next chapter. This is a rare opportunity to transform a classic into something truly special - a blank canvas ready to be loved again. With timeless street appeal and original features that can't be found in modern homes, this property invites you to roll up your sleeves and make it your own.

Perfectly positioned between the sea and the city, this home offers easy access to all amenities. Inside, you'll find a formal lounge with a feature mantel, two well sized bedrooms and a third versatile space featuring a beautiful fireplace, ideal for a formal dining room or third bedroom. The main bedroom comes with a split system air conditioner and ceiling fan for added comfort, while the second bedroom features built-in robes.

The spacious eat-in kitchen leads to the laundry and bathroom, conveniently located at the



For Sale

SOLD PRIOR TO AUCTION UNDER VENDORS INSTRUCTIONS

View

ljhooker.com.au/Q1JGW0

Contact

Jarad Henry

0418 842 701

jarad@ljhglenelgbrighton.com.au

Debbie Mundy

0401 597 482

debbie@ljhglenelgbrighton.com.au

rear of the home.

Outside, the easy-care grounds provide a paved and lawn area, with a small tool shed for added convenience.

This is more than just a house - it's a chance to invest in a piece of history and create a home that will bring joy for years to come. They don't build homes like this anymore, and this is your opportunity to make it your own.

Property Details:

Council: City of Marion

Council Rates: \$2087.33 pa

SA Water: \$206.11 pq

House Size: 131sqm (approx)

Land Size: 547 sqm (approx)

Year Built: 1920

For further information please contact Jarad Henry or Debbie Mundy.

Visit 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.

The vendor's statement may be inspected at 76 Oaklands Road, Somerton Park for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 182909

More About this Property

Property ID	Q1JGW0
Property Type	House
Land Area	547 m2

Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant | jarad@ljhglenelgbrighton.com.au

Debbie Mundy 0401 597 482

Co-Agent to Jarad Henry | debbie@ljhglenelgbrighton.com.au

LJ Hooker Glenelg | Brighton (08) 8294 6000

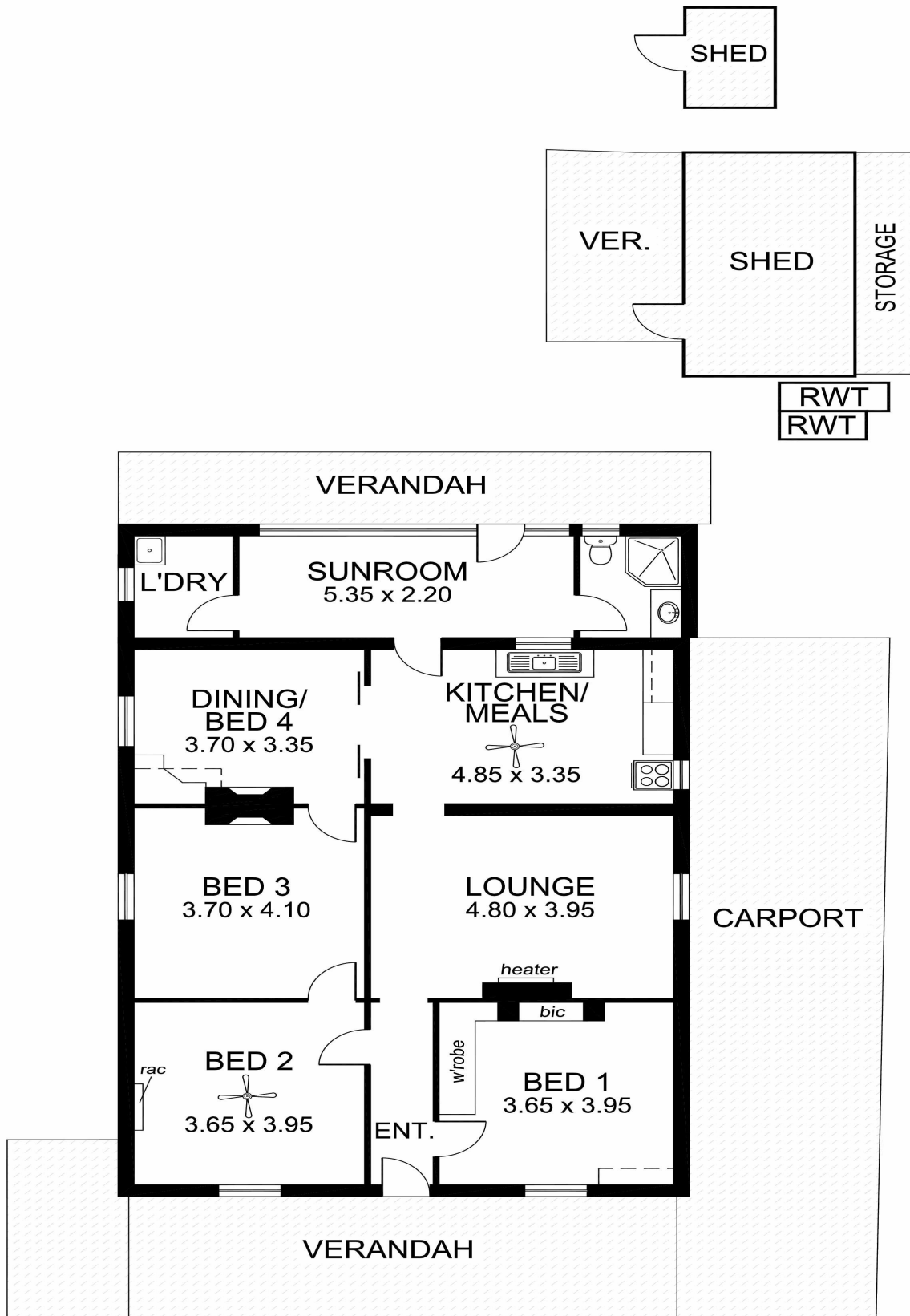
76 Oaklands Road, SOMERTON PARK SA 5044

glenelgbrighton.ljhooker.com.au | rebecca@ljhglenelgbrighton.com.au



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

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.



TOTAL AREA:	131.55m ² /14.14sqs
(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.