



Sturt, 6A Duncan Street

Attractive Courtyard In Popular Location Near Westfield.
Best Offers Closing 21st May (USP) Price Guide
\$750,000.

This instantly attractive 3 bedroom courtyard home with a generous rear yard is sure to impress. Located in this ever-growing area of popularity, near Westfield Marion Shopping Centre, café and restaurant precinct, Flinders Medical and University sectors, SA Aquatic Centre, transport via train and bus, and plenty of open green space and recreational activities are also close at hand.

Currently comprising 3 generous bedrooms, master with ensuite and walk in robe, bir's to other 2 bedrooms, with a second bathroom to service these. There is a separate toilet and laundry. The open plan living and dining area along with the well-equipped kitchen will surely be the central hub of this lovely home. The kitchen features a stone island bench offering good bench space, pantry, dishwasher, and stainless-steel appliances including gas cooktop and rangehood.



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.

3 2 3

For Sale

Best Offers Price Guide \$750,000.

View

ljhooker.com.au/PSYGW0

Contact

Peter Hurcombe

0402 084 910

peter@ljhglenelgbrighton.com.au

LJ Hooker Glenelg | Brighton
(08) 8294 6000

Open the rear sliding doors to the substantial undercover entertaining area complete with pull down blinds for added protection from the elements. An expansive rear lawned area is perfect for the kids or grandkids to work off some energy or perfect for your animals to exercise. Lock up garaging safely houses your vehicle along with direct home access for added security, and good additional off-street parking for at least another 2 vehicles.

Great opportunity for first home buyers, investors or retire in style.

Property Details:

Council: City of Charles Sturt

For further information please contact Peter Hurcombe.

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.

RLA 279730

More About this Property

Property ID	PSYGW0
Property Type	House
Land Area	390 m ²

Peter Hurcombe 0402 084 910

Principal & Sales Consultant | peter@ljhglenelgbrighton.com.au

LJ Hooker Glenelg | Brighton (08) 8294 6000

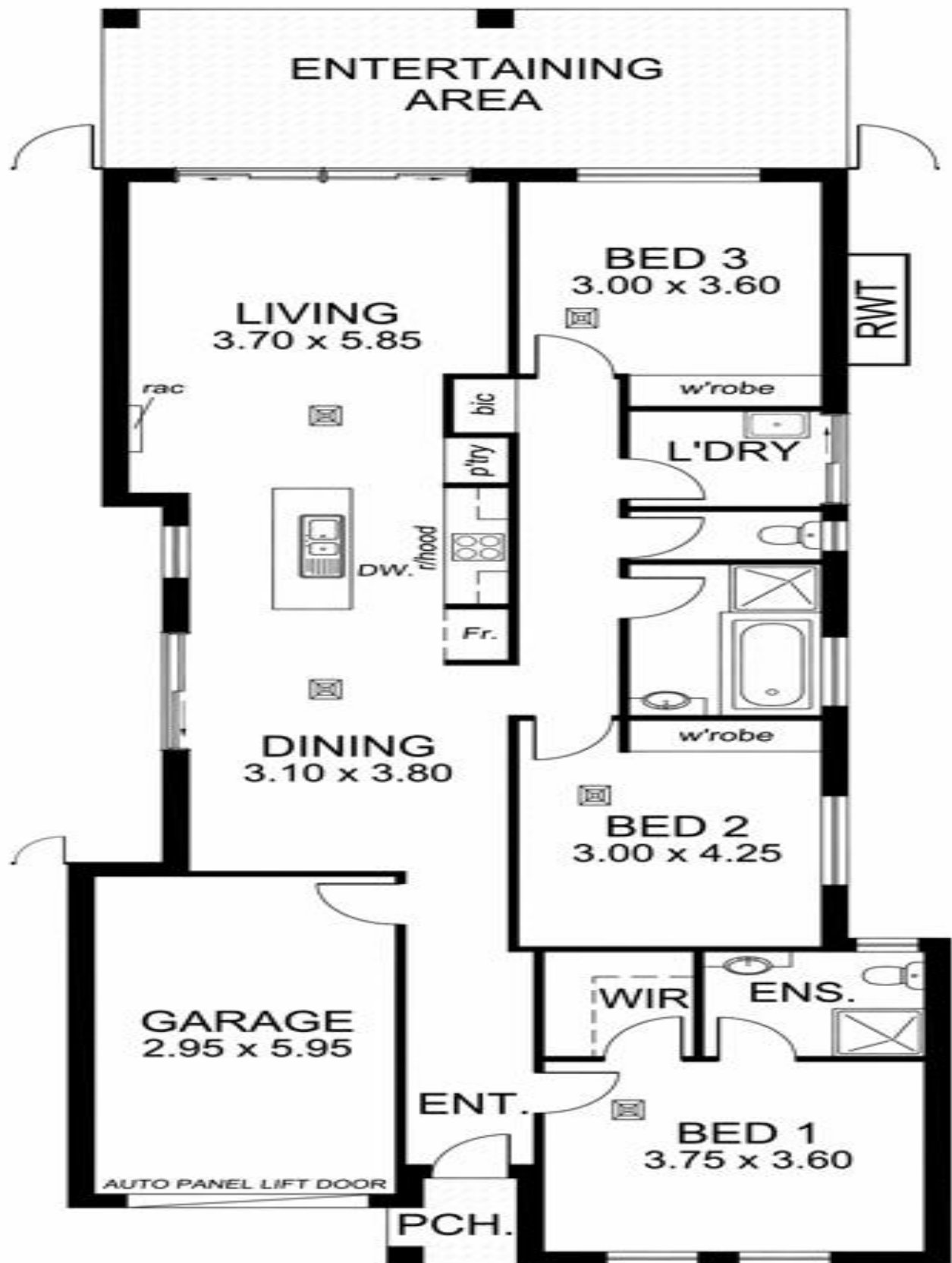
76 Oaklands Road, SOMERTON PARK SA 5044

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



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.

LJ Hooker Glenelg | Brighton
(08) 8294 6000



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