



896A Marion Road, Sturt

3  2  1 

## Welcome to Effortless Living - Modern Courtyard Home in Prime Location

**FOR SALE**  
\$750,000-\$790,000

### AGENTS

Jarad Henry  
0418 842 701  
jarad@ljhglenelgbrighton.com.au

Debbie Mundy  
0401 597 482  
debbie@ljhglenelgbrighton.com.au

### AGENCY

LJ Hooker Glenelg | Brighton  
(08) 8294 6000

Set well back from Marion Road on a quiet service road come and discover comfort and convenience in this beautifully presented Torrens Titled home. Ideally located just a 3 minute drive to Westfield Marion and only 12 minutes from the vibrant Jetty Road, Brighton - home to pristine beaches, trendy cafes and entertainment.

Perfect for first home buyers, downsizers or savvy investors, this light filled residence features;

- Three well sized bedrooms - the master with built-in robes and a private ensuite
- A modern kitchen with quality finishes and ample cupboard space
- Open plan living and dining that flows seamlessly to the undercover alfresco area
- A low maintenance rear lawn - ideal for relaxed weekends or entertaining

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**

- Secure single lock up garage with direct home access
- Ducted reverse cycle air conditioning for year round comfort
- Solar panel electrical system with 12 panels

Positioned in a peaceful yet central setting (set back on a slip road), this stylish home offers the perfect blend of lifestyle and low maintenance living.

Don't miss out - inspect today and make it yours!

To submit an offer on this property visit this link:

<https://prop.ps/Lc5BAc4W2SxQ>

Property Details:

Council: City of Marion

Council Rates: \$1400.05 pa

SA Water: \$252.50 pq (approx)

House Size: 130sqm (approx)

Land Size: 238 sqm

Year Built: 2017

For further information please contact Jarad Henry or Debbie Mundy.

Visit [glenelgbrighton.ljhooker.com.au](http://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 182909

## MORE DETAILS

Property ID	Q4DGW0
Property Type	House
Land Area	238 m2

**Jarad Henry 0418 842 701**

Principal | Auctioneer | Sales Consultant |

[jarad@ljhglenelgbrighton.com.au](mailto:jarad@ljhglenelgbrighton.com.au)

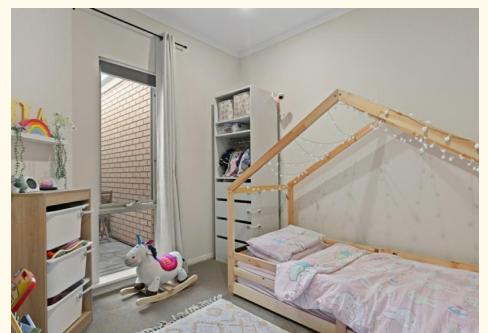
**Debbie Mundy 0401 597 482**

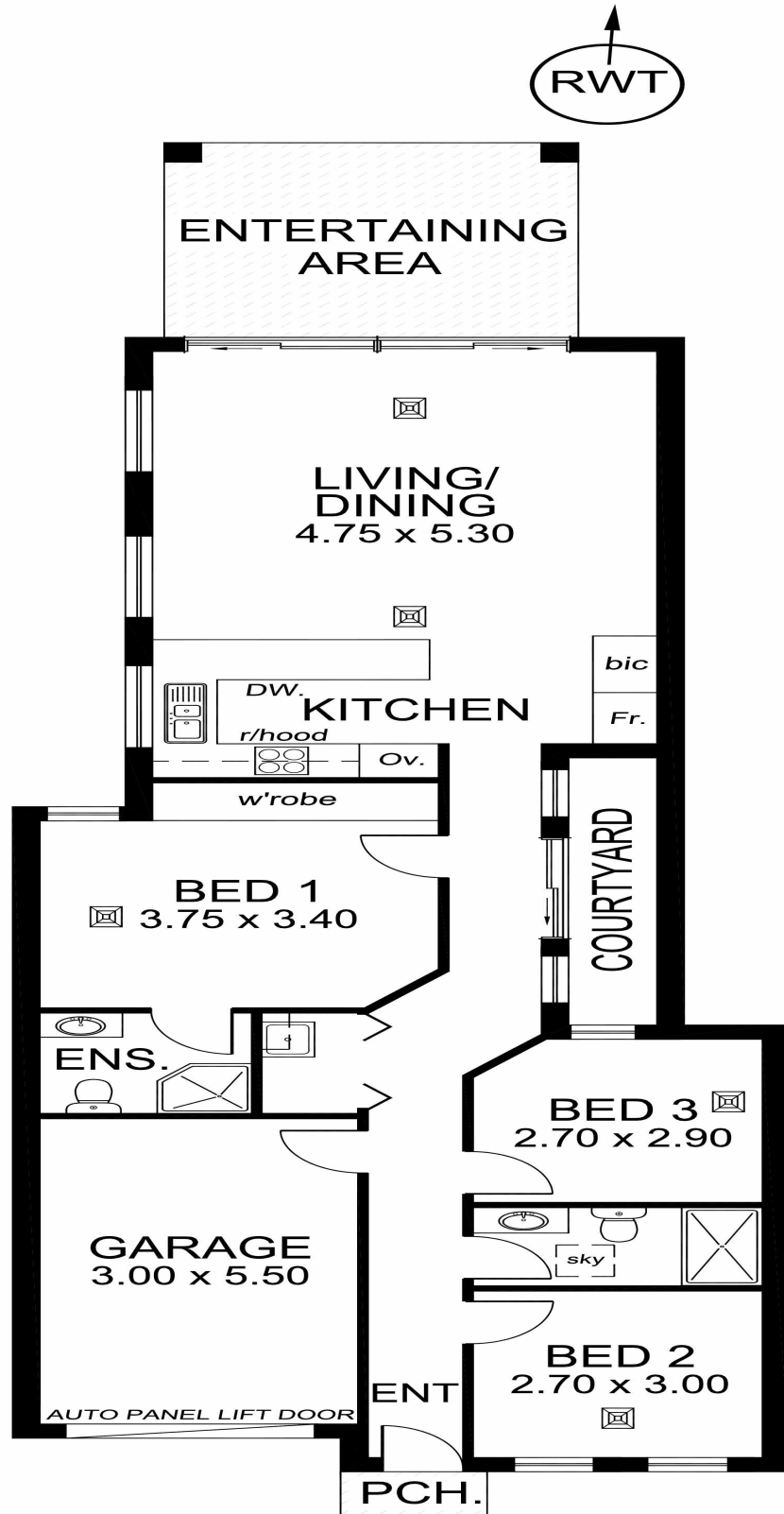
Co-Agent to Jarad Henry | [debbie@ljhglenelgbrighton.com.au](mailto:debbie@ljhglenelgbrighton.com.au)

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

76 Oaklands Road, SOMERTON PARK SA 5044

[glenelgbrighton.ljhooker.com.au](http://glenelgbrighton.ljhooker.com.au) | [rebecca@ljhglenelgbrighton.com.au](mailto:rebecca@ljhglenelgbrighton.com.au)





TOTAL AREA:	130.69m <sup>2</sup> /14.05sqs
(Estimate only)	(incl. porch, ent. area & garage)

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