



6B Edwin Avenue, Tranmere

Spacious Courtyard Living in a Prime Tranmere Location

Perfectly positioned in the highly sought after suburb of Tranmere, this beautifully presented low maintenance residence situated on a 369sqm allotment offers an outstanding lifestyle opportunity for families, downsizers and astute investors alike.

Designed with comfort and functionality in mind, the home comprises three well proportioned bedrooms, with the master suite featuring a charming bay window, walk-in robe and private ensuite. A formal lounge room provides additional living flexibility, while the well appointed kitchen with dishwasher overlooks the spacious open plan family and dining area complete with a gas wall heater.

Sliding doors seamlessly connect the indoor living space to a large paved outdoor entertaining area, ideal for year round gatherings with family and friends.

Additional features include stunning timber floors, ducted evaporative cooling, two bathrooms, separate wc and a single garage with direct internal access.

Enjoy the convenience of this blue chip location, centrally located to

3 2 1

FOR SALE
Contact Agent

VIEW
Sun 27th Sep @ 12:00PM - 12:30PM

AGENTS
Marie Brus
0418 844 502
marie.brus@ljhadelaidemetro.com.au

Mark Brus
0408 389 544
mark.brus@ljhadelaidemetro.com.au

AGENCY
LJ Hooker St Peters
(08) 8362 8008

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

Firle Plaza, the vibrant shopping and cafe precinct of The Parade and only a short stroll to The Gums Reserve. Families will appreciate being zoned for East Torrens Primary School and Morialta Secondary College, with easy access to prestigious private schools including St Peter's Girls' School, Pembroke School and Rostrevor College.

An exceptional opportunity to secure easy care living in one of the eastern suburbs most desirable locations.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- * All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	2EK3FDZ
Property Type	House
Land Area	369 m2
Including	Ensuite
	Toilets (2)

Marie Brus 0418 844 502

Sales Consultant | marie.brus@ljhadelaidemetro.com.au

Mark Brus 0408 389 544

Sales Consultant | mark.brus@ljhadelaidemetro.com.au

LJ Hooker St Peters (08) 8362 8008

2a Portrush Road, PAYNEHAM SA 5070

stpeters.ljhooker.com.au | stpeters@ljhadelaidemetro.com.au



SHED



Living: 123m²
Outdoor Ent: 24m²
Garage: 17m²
Shed: 4m²
Total: 168m²
Measurements are approximate



6b Edwin Avenue, Tranmere, SA 5073

Disclaimer: The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.