



28 McLaughlan Avenue, Warradale




Spacious Family Home On 920sqm With 19.2m Frontage

This spacious family home offers exceptional living options in an ever popular pocket, just moments from local shopping, transport and some of Adelaide's best beaches with Glenelg, Brighton and Westfield Marion only a hop, skip and jump away.

Positioned on a generous 920 sqm allotment with a 19.2m frontage, zoned General Neighbourhood within the City of Marion, this property is ideal for renovators or developers (subject to necessary consents).

Inside, you'll find four generous bedrooms, all with split system air conditioning and three with built-in robes, plus two bathrooms - one original with terrazzo flooring and bath and another updated for modern living.

The expansive open plan living area is a true surprise - a light filled, welcoming space featuring a well appointed kitchen with gas cooktop, dishwasher and ample cupboard and bench space. A split system air conditioner and gas heater keep this space comfortable year round, while the area flows seamlessly to the undercover entertaining space complete with gas heater and ceiling fan. A 22 panel solar electrical system will keep the power bills under control.

4  2  4 

FOR SALE

Auction: 29/11 @ 11am PG: \$1.25M

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

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 **LJ Hooker**

Outside, there's room for everyone - children, pets and gardeners alike with a cubby house, garden beds, shed, large workshop and plenty of lawn to enjoy.

Add your personal touches and a little TLC and this home will reward you for years to come - whether you move in, invest or develop.

Property Details:

Council: City of Marion

Council Rates: \$2,777.61pa

SA Water: \$259.30pq

House Size: 174sqm

Land Size: 920sqm

Year Built: 1959

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 DETAILS

Property ID	Q85GW0
Property Type	House
House Size	174 m2
Land Area	920 m2
Including	Toilets (2)

Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |

jarad@ljhglenelgbrighton.com.au

Debbie Mundy 0401 597 482

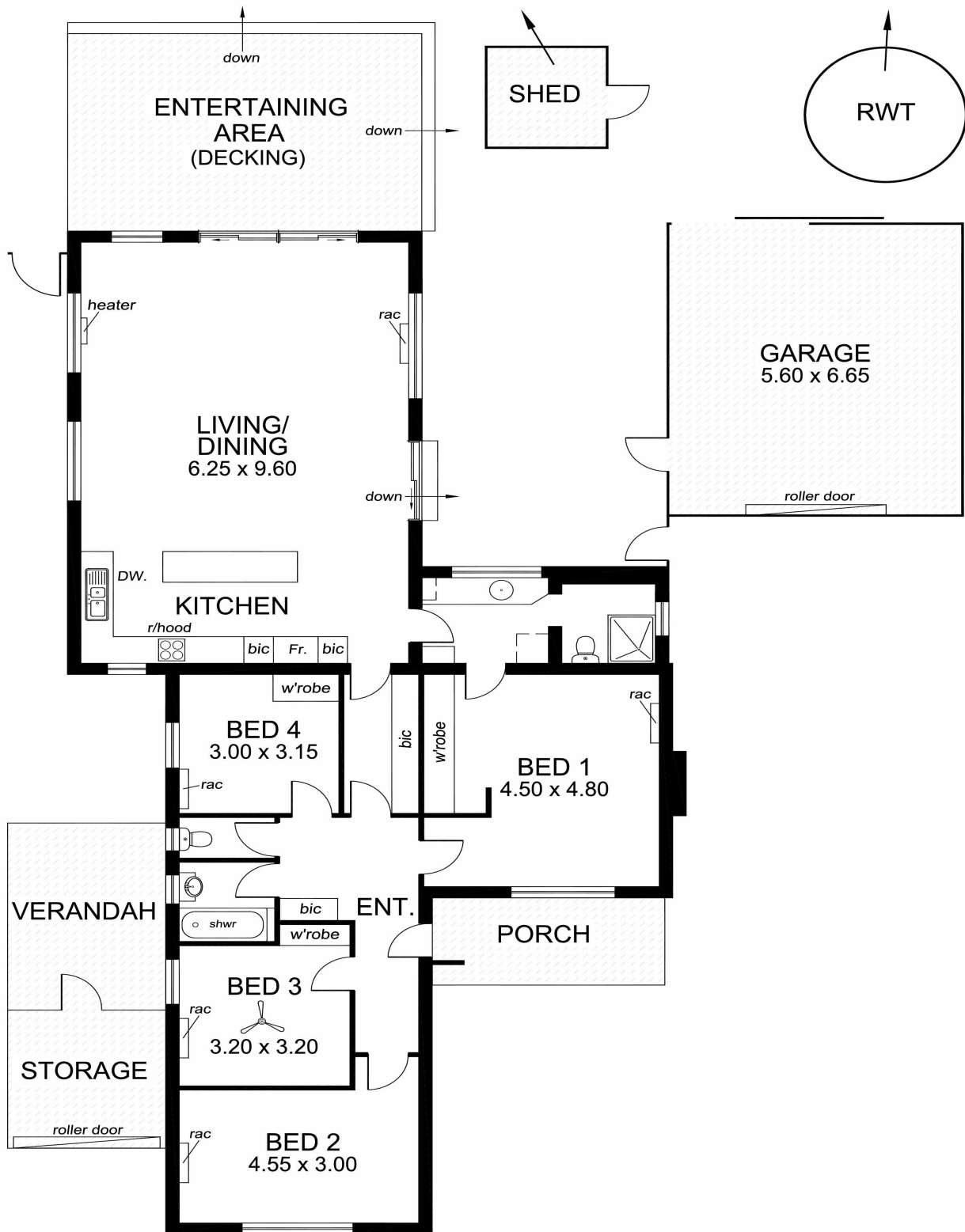
Co-Agent to Jarad Henry | debbie@ljhglenelgbrighton.com.au

LJ Hooker Glenelg | Brighton (08) 8294 6000

76 Oaklands Road, SOMERTON PARK SA 5044

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





TOTAL AREA:	174.09m ² /18.71sqs
(Estimate only)	(incl. porch)

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