



9 Walkley Avenue, Warradale

Solid Brick Beauty in Prime Location!




Set on a prime 551sqm corner allotment in a highly sought after residential area, this solid brick home has been tastefully updated over the years and offers the perfect blend of space, comfort and convenience.

Featuring three generously sized bedrooms, serviced by two bathrooms and a spacious lounge overlooking the front garden, which is the ideal spot for relaxed family living.

The large, updated kitchen with adjacent meals area provides the perfect hub for everyday dining and entertaining.

Outdoors, the easy care, low maintenance grounds offer just the right amount of space - perfect for children and pets to play safely, without the worry of too much upkeep.

Complete with a secure lock up garage and ducted reverse cycle air conditioning, this home is an ideal choice for families, first home buyers or savvy investors seeking a move in ready property in a premium location.

3  2  1 

FOR SALE

Auction: 16/8 @ 2.30pm (USP) PG: \$1M

AGENTS

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AGENCY

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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**

Property Details:
Council: City of Marion
Council Rates: \$2198.94pa
SA Water: \$222.43pq
House Size: 177sqm
Land Size: 551sqm
Year Built: 1960

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.

For further information please contact Jarad Henry or Debbie Mundy.

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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	Q5XGW0
Property Type	House
House Size	177 m2
Land Area	551 m2

Jarad Henry 0418 842 701

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

Debbie Mundy 0401 597 482

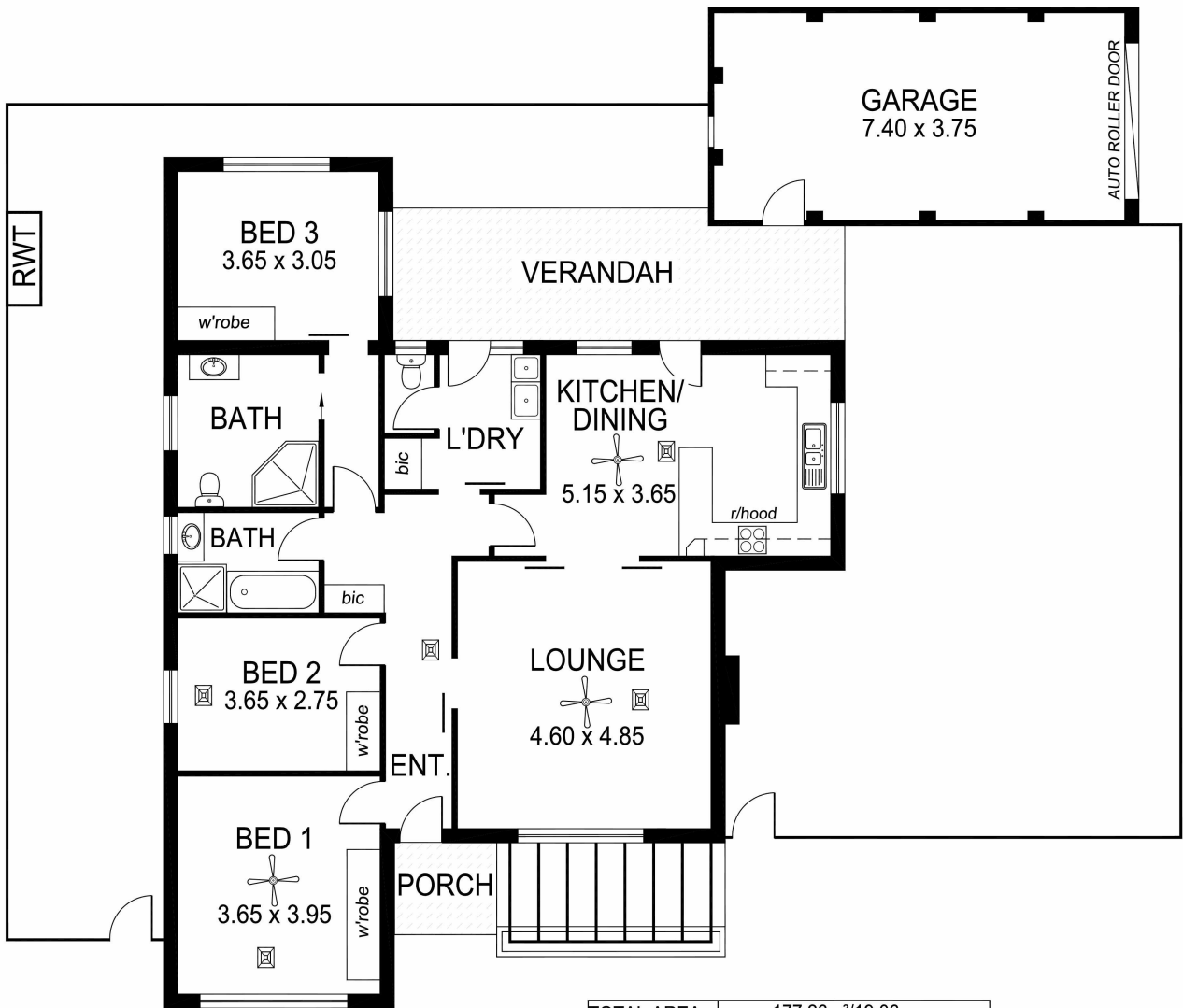
Co-Agent to Jarad Henry | debbie@ljhglenelgbrighton.com.au

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TOTAL AREA:	177.26m ² /19.06sqs
(Estimate only)	(incl. porch, verandah & garage)

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